Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Clos Cilau
Llangattock
Crickhowell
Powys

£150,000











- Two-bedroom semi detached bungalow
- In need of complete modernisation
- Front and rear gardens
- Moments from scenic canal walks, local village pubs.
- Easy walk to the desirable market town of Crickhowell

Ref: PRH10574

0

Viewing Instructions: Strictly By Appointment Only

General Description

Set in the sought-after village of Llangattock, this semi - detached bungalow presents an excellent refurbishment opportunity, ideal for buyers looking to modernise and personalise a property to their own taste.The accommodation comprises a spacious reception room featuring an attractive wooden fireplace surround, a dual-aspect kitchen/breakfast room, two bedrooms, and bathroom . Outside, the plot includes a front garden with mature shrubs, a rear garden with a greenhouse and patio, and two attached outbuildings providing useful storage space. The property would benefit from a program of general updating and improvement throughout. EPC D58.

Accommodation



Ground Floor

Hallway

Living Room (12' 8" Max x 12' 5" Max) or (3.87m Max x 3.79m Max)

A spacious reception room featuring a large uPVC window providing natural light, set beneath a plain ceiling with a central light fitting. The room benefits from painted walls , dark fitted flooring throughout, and a wall-mounted radiator. A prominent feature of the space is the attractive wooden fireplace surround with a tiled hearth.



Bedroom 1 (12' 7" Max x 12' 5" Max) or (3.84m Max x 3.79m Max)

A spacious double bedroom featuring a uPVC window overlooking the garden aspect, set beneath a plain plastered ceiling with a central pendant light fitting. The room offers plastered walls,fitted carpet throughout, and a wall-mounted radiator positioned below the window sill.



Bedroom 2 (8' 8" Max x 7' 7" Max) or (2.65m Max x 2.31m Max)

Featuring a uPVC window to the rear aspect, with a plain ceiling and painted blue walls throughout. A radiator positioned directly beneath the window sill, and a wood-panelled entrance door.

Bathroom (7' 6" Max x 5' 3" Max) or (2.28m Max x 1.60m Max)

The room comprises a bath with a wall-mounted electric shower over, tiled splashbacks, a pedestal wash hand basin, and a low-level WC also features a frosted uPVC window and a wall - mounted radiator.





Kitchen (10' 10" Max x 10' 4" Max) or (3.29m Max x 3.14m Max)

A dual-aspect kitchen and breakfast room featuring two uPVC windows providing ample natural light. The room is fitted with a range of wall and base units with worktops over, an inset sink unit, partially tiled splashbacks, space for appliances, and a wall-mounte radiator.



Shed

Two purpose built sheds attached to the property offering useful storage space.

External

Front Garden

A front garden featuring a small lawned area surrounded by dense, overgrown mature shrubs, bushes. With a concrete pathway leading to the bungalow's front entrance.



Rear Garden

A rear garden in need of general maintenance and landscaping, currently featuring a lawn area, a paved patio section adjacent to the house, and a greenhouse to the rear corner. The boundary is partially enclosed by mature trees, hedging, and panel fencing.

Agents Note

Subject To Grant of Probate for which an application has been made.
National Resource Wales indicates that this postcode is at a very low risk of flooding.

Services

Mains water, mains electric, mains draining, mains gas.

Tenure

Freehold.

Council Tax

C.

Broadband and Mobile phone

SuperFast broadband is shown to be available in the area along with good mobile signal. This is for guidance only and we recommend that you should check with your provider.

Services

EPC Rating:58

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band Not Specified

Directions

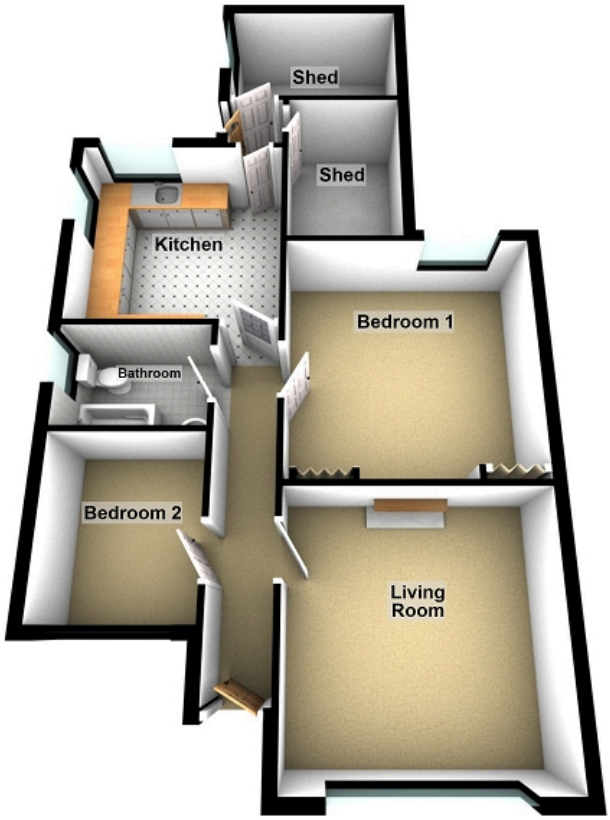
From our office in Crickhowell head west along the A40 and take the left hand turning down New Road opposite the petrol station, cross over Crickhowell Bridge, turn left and then next right into Llangattock village.Turn left toward Clos Ciliau. At the roundabout, turn right onto Clos Ciliau and the property will be straight ahead of you.







Ground Floor



Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.