Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

St
Peters Close
Llanbedr
Crickhowell
Powys

£399,950











- Immaculately presented modern two bedroom detached house
- En-suite to master bedroom
- Oil fired central heating and under floor heating
- Private secure garden to rear & large front garden
- Double garage and off street parking
- Solar PV panels & EV charger
- No onward chain

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Ref: PRH10552

Viewing Instructions: Strictly By Appointment Only

General Description

Set within the picturesque surroundings of the Bannau Brycheiniog National Park, this beautifully finished modern detached home offers contemporary comfort in a peaceful village setting. Thoughtfully designed with bright, open living spaces, two generous double bedrooms, and high-quality finishes throughout, it provides an ideal retreat for those seeking style and tranquillity. With landscaped gardens, a double garage, ample parking, and easy access to the shops, cafés, and amenities of nearby Crickhowell, this property perfectly blends rural charm with everyday convenience. EPC B.

Accommodation

Ground Floor

Under floor heating throughout

Entrance Hall

Tiled flooring with under floor heating with stairway and doors leading to...

W.C.

Tiled floor with low level WC white modern WC, hand basin and towel radiator and under floor heating.

Kitchen/Dining Room (16' 03" x 10' 11") or (4.95m x 3.33m)

Tiled floor fitted with a range of light grey modern base and wall units. Built in Neff appliances including induction hob, electric oven, dishwasher and fridge/freezer. Underfloor heating, uPVC double glazed window and patio doors to rear garden and door way leading on to..



Utility Room (7' 04" x 5' 08") or (2.24m x 1.73m)

Tiled floor with under floor heating, light grey base fitted units with sink, washing machine, uPVC glazed door to rear garden and storage cupboard under the stairs.



Living Room (16' 03" x 10' 01") or (4.95m x 3.07m)

Spacious room with carpet with under floor heating. uPVC double glazing window and patio doors to rear garden.

First Floor

Bedroom 1 (16' 03" x 11' 09") or (4.95m x 3.58m)

Carpet, radiator and uPVC double glazed windows leading to...



En-Suite (6' 02" x 5' 08") or (1.88m x 1.73m)

Tiled floor with Thermostatic dual head waterfall shower, low level WC, wash basin, towel radiator and uPVC double glazed window.



Bedroom 2 (10' 02" x 9' 06") or (3.10m x 2.90m)

Carpet, radiator and uPVC double glazed window.



Bathroom (6' 05" x 5' 07") or (1.96m x 1.70m)

With three piece suit comprising of fitted bath, wash basin and vanity unit, WC, tiled floor, towel radiator and uPVC double glazing window.

Garage (17' 02" x 16' 05") or (5.23m x 5.00m)

Large double garage with uPVC door to rear garden.

Outside

With detached front and rear gardens with side access to rear.

Cabin

With undercover seating area.

Front Garden

Detached front garden with seating area.

Rear Garden

Comprising of well maintained lawns and established shrubs. Patio seating area and Oil Tank.

Services

Mains electricity, mains water, mains drainage, Solar PV panels, EV charging point and Oil central heating.

Tenure

Freehold

Council Tax

D

Broadband and Mobile phone

Standard and Fibre Broadband is shown to be available in the vicinity. There is mobile signal in the area. Further information is available from your network provider.

Services

EPC Rating:84

Tenure

We are informed that the tenure is Freehold

Council Tax

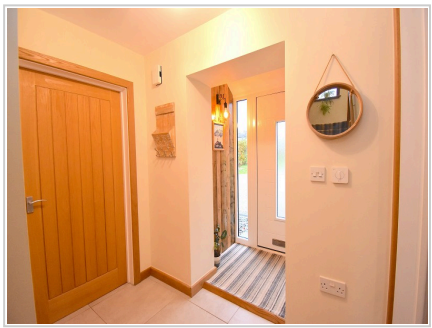
Band D

Directions

From our office in Crickhowell head west along the A40 taking the first turning right after the Shell petrol station onto Llanbedr Road. Follow this road all the way to the T junction at the very top and turn left . Follow the lane for approximately 1.5 miles and take the right hand turning signposted for Llanbedr. On entering the village continue straight through and bear right around the 90 degree bend by the church and the entrance to St Peters Close will be found a short way along on the right hand side.



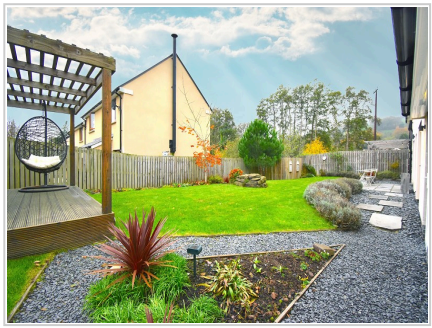






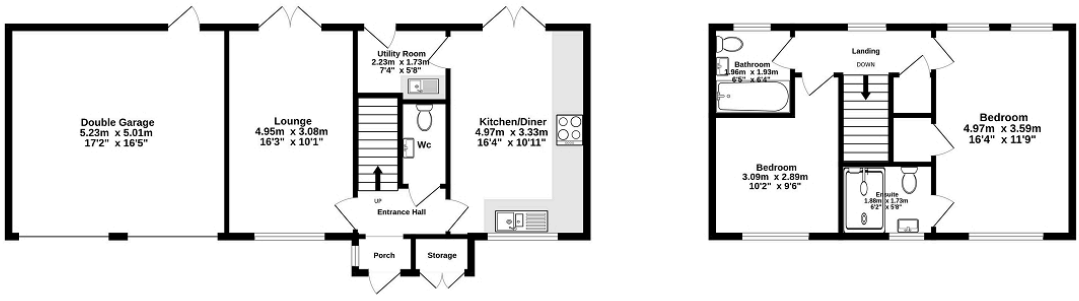






Ground Floor
71.8 sq.m. (773 sq.ft.) approx.

1st Floor
43.2 sq.m. (465 sq.ft.) approx.



TOTAL FLOOR AREA : 115.1 sq.m. (1238 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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