Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Latham Court
Crickhowell
Powys

£237,500











- First Floor Two Bedroom Flat.
- Spacious Reception Room.
- Close to Local Amenities
- Private Outdoor Balcony
- Allocated Parking
- Sought-After Location
- Superb Panoramic Views
- No Onward Chain

Ref: PRH10582

Viewing Instructions: Strictly By Appointment Only

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General Description

Situated in the highly desirable Latham Court development within the picturesque town of Crickhowell, this spacious two-bedroom first-floor flat offers comfortable accommodation with superb views across the surrounding countryside. Although in need of some modernisation, the property presents a fantastic opportunity for buyers to update and personalise to their own taste. The layout features a generous living room centered around a feature fireplace, with sliding glass doors opening onto a private balcony—ideal for taking in the scenic landscape. Complete with a fitted kitchen, two well-proportioned bedrooms (including a principal room with built-in storage), and a fully tiled shower room, it is an ideal find for first-time buyers, downsizers, or investors. Offered with no onward chain. EPC C75.

Accommodation



Hallway

First Floor

Landing



Living Room (14' 9" Max x 14' 4" Max) or (4.50m Max x 4.36m Max)

With floor-to-ceiling sliding double-glazed doors to the front aspect opening onto a private balcony, enjoying views across the gardens and surrounding countryside. Decorative fireplace with mantel surround, carpet, radiator, power points and ceiling light fitting.



Kitchen (10' 8" Max x 9' 6" Max) or (3.25m Max x 2.89m Max)

Featuring a range of wooden wall, base, and drawer units with contrasting work surfaces and tiled splashbacks. Inset stainless steel sink with drainer and mixer tap set below a double-glazed window to the rear aspect. Integrated gas hob with extractor unit above, space for an eye-level double oven unit, and a wall-mounted gas boiler. Tiled flooring, radiator, recessed ceiling spotlights, and ample power points throughout.

Bedroom 1 (12' 0" Max x 13' 9" Max) or (3.65m Max x 4.18m Max)

A spacious double bedroom featuring double-glazed window allowing plenty of natural light. Benefiting from an extensive range of fitted bedroom furniture, including full-height wardrobes with decorative detailing, matching dressing table with drawers, open display shelving units, and wall-mounted display alcoves. Finished with fitted carpet, coving to the ceiling, recessed spotlights,radiator.





Bedroom 2 (12' 0" Max x 7' 4" Max) or (3.65m Max x 2.24m Max)

A double-glazed window overlooking surrounding rooftops, positioned above a wall-mounted radiator. Benefiting from storage/alcove space, fitted carpet, central ceiling light pendant, frosted glass panelled door.



Shower Room & WC (7' 3" Max x 5' 7" Max) or (2.22m Max x 1.70m Max)

A three-piece suite comprising a corner shower cubicle which has a power shower run directly from the combi boiler, a vanity wash hand basin, and a low-level WC. Fully tiled walls with decorative feature tiles, wall-mounted mirror with overhead lighting fixture, and a frosted double-glazed window. Radiator with wall-mounted grab rail, ceiling light fitting, and vinyl flooring.

Storage Room (5' 9" Max x 2' 8" Max) or (1.74m Max x 0.82m Max)

External



Front External

There is a low-maintenance paved courtyard garden framed by stone wall boundaries, featuring mature shrubs,bushes, and potted plants. Benefiting from a brick-built outbuilding/store with a wooden access door.



Rear Courtyard

A low-maintenance garden featuring stone boundary walling and planted borders with mature shrubs, small trees, and flowers. Providing a peaceful outdoor seating area with pleasant, elevated views towards the surrounding hills and countryside beyond.

Agents Note

Natural Resource Wales indicates that this postcode is at a very low risk of flooding.

Services

Mains gas, mains electric, mains water and mains drainage.

Council Tax

C.

Tenure

Freehold.

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:75

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C

Directions

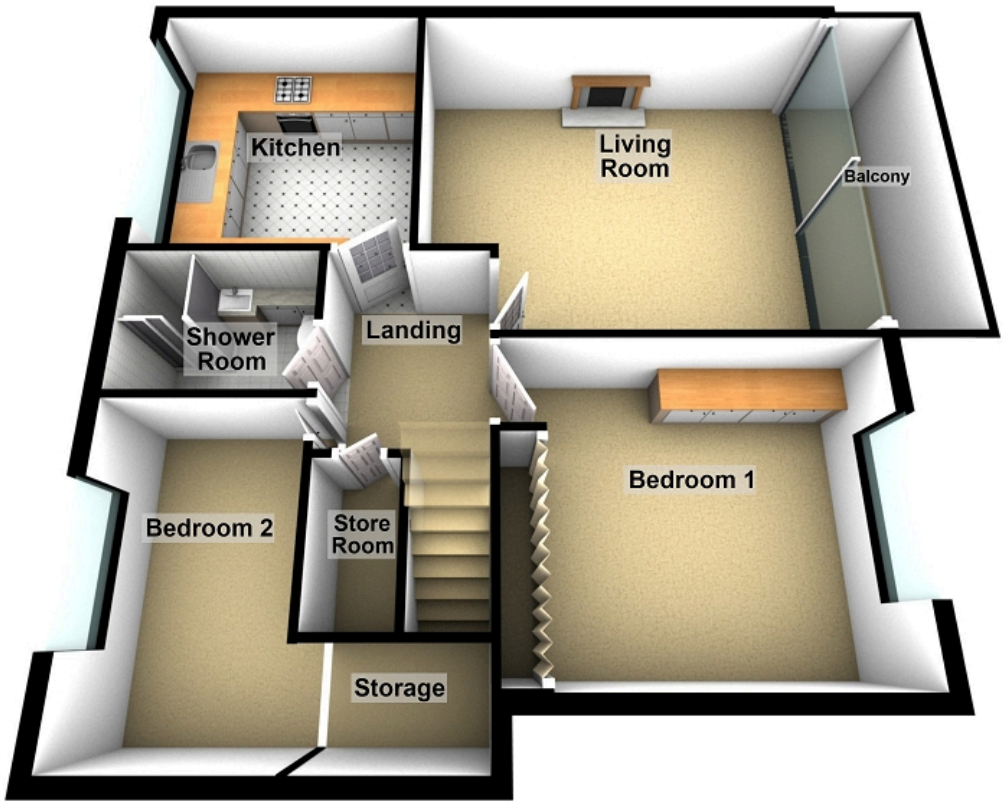
From our office in Crickhowell walk down the High Street and turn right just after McCarthys hairdressers. Latham Court will be found just beyond the car parking area.







Ground Floor



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