Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Llangenny Lane
Crickhowell
Powys

£330,000











- Semi - Detached House
- Three Bedrooms
- Two Reception Rooms
- Private Driveway and Garage
- Generous Rear Garden
- Requires Renovation
- Prime Crickhowell Location

Ref: PRH10580

Viewing Instructions: Strictly By Appointment Only

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General Description

Situated along Llangenny Lane within easy reach of Crickhowell’s vibrant town centre and local amenities, this semi-detached house presents an exceptional renovation project overflowing with potential. The accommodation comprises three bedrooms, two well-proportioned reception rooms featuring original fireplaces, a kitchen, and a family bathroom. Externally, the property benefits from a private driveway leading to an attached single garage, along with a good-sized rear garden boasting scenic views of the surrounding hillsides. Requiring a complete scheme of modernisation throughout, this versatile home offers buyers, investors, or developers a rare blank canvas to restore, reconfigure, or extend (subject to planning consents).EPC D59.

Accommodation

Ground Floor

Porch (5' 11" Max x 1' 8" Max) or (1.81m Max x 0.50m Max)

Hallway (12' 5" Max x 5' 11" Max) or (3.78m Max x 1.81m Max)



Front Reception (12' 5" Max x 11' 10" Max) or (3.79m Max x 3.60m Max)

With a double-glazed bay window to the front aspect, housing a radiator set underneath. The room features a central pendant light fitting, and patterned fitted carpet over underlying parquet flooring. A focal point of the space is the original retro tiled fireplace with a raised hearth. The room also includes built-in shelving fitted into the chimney breast alcove and a traditional panelled door leading through from the entrance hallway.



Rear Reception (11' 10" Max x 12' 5" Max) or (3.60m Max x 3.79m Max)

With a double-glazed bay window to the rear aspect with a radiator positioned directly underneath. Fitted carpet over parquet flooring, alongside a original dark wood panelled door providing access from the entrance hall.



Kitchen. (11' 4" Max x 8' 0" Max) or (3.45m Max x 2.43m Max)

Featuring a double-glazed window overlooking the garden and original quarry tiled flooring underfoot. The space is fitted with a floor-standing base unit incorporating a stainless steel sink with drainer and mixer tap. With a wall-mounted radiator and a recessed decorative feature hearth with timber surround. A traditional dark wood panelled door provides access from the hallway, while a separate timber door leads through into a walk-in...

Pantry

Accessed directly off the kitchen, featuring a window to the side aspect providing natural light.



Storage Room



Garage (15' 2" Max x 8' 9" Max) or (4.62m Max x 2.66m Max)

An attached single garage with an electric roller shutter door to the front aspect, concrete flooring, and exposed painted brick walls. The space benefits from a window to the side aspect providing natural lighting, power outlets, overhead strip lighting, and exposed timber roof rafters. Built-in shelving units and a workbench fitted.

First Floor

Landing



Bedroom 1 (14' 5" Max x 10' 2" Max) or (4.40m Max x 3.10m Max)

Featuring a UPVC double-glazed bay window to the front aspect, with a wall-mounted radiator set directly underneath. A charming focal point is the original tiled fireplace surround with an open hearth. The space is finished with a traditional panelled door leading in from the landing.



Bedroom 2 (12' 10" Max x 11' 0" Max) or (3.90m Max x 3.35m Max)

Featuring a UPVC double-glazed window to the rear aspect overlooking the garden, with a radiator positioned directly underneath. The original tiled fireplace surround with a raised hearth set into the central chimney breast. The room is completed by a traditional panelled door providing access from the landing.



Bedroom 3 (7' 9" Max x 7' 9" Max) or (2.35m Max x 2.36m Max)

Featuring a UPVC double-glazed window to the front aspect, with a wall-mounted radiator set along the adjacent wall.

Bathroom (5' 11" Max x 7' 8" Max) or (1.81m Max x 2.34m Max)



featuring a panelled bath with a wall-mounted shower attachment, mixer tap, and glass shower screen. The room includes a low-level WC, a wall-mounted wash hand basin with separate hot and cold taps, two built-in storage cupboards, and an obscure UPVC double-glazed window providing natural light and privacy.

External



Rear Garden

Featuring a low-level courtyard patio area directly adjacent to the house, with steps leading up past a low brick retaining wall to an expansive, gently sloping lawn. The garden is fully enclosed by timber panel fencing and mature hedging, benefiting from open views across adjacent fields and countryside to the rear. A central paved pathway leads up through the garden.

Tenure

Freehold.

Council Tax

E.

Agents Note

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

Broadband and Mobile phone

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

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:59

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E

Directions

From our office head West along Beaufort Street past the fire station and take the third turning on your left hand side signposted Llangenny Lane. Follow the road and the property will be on your left hand side.

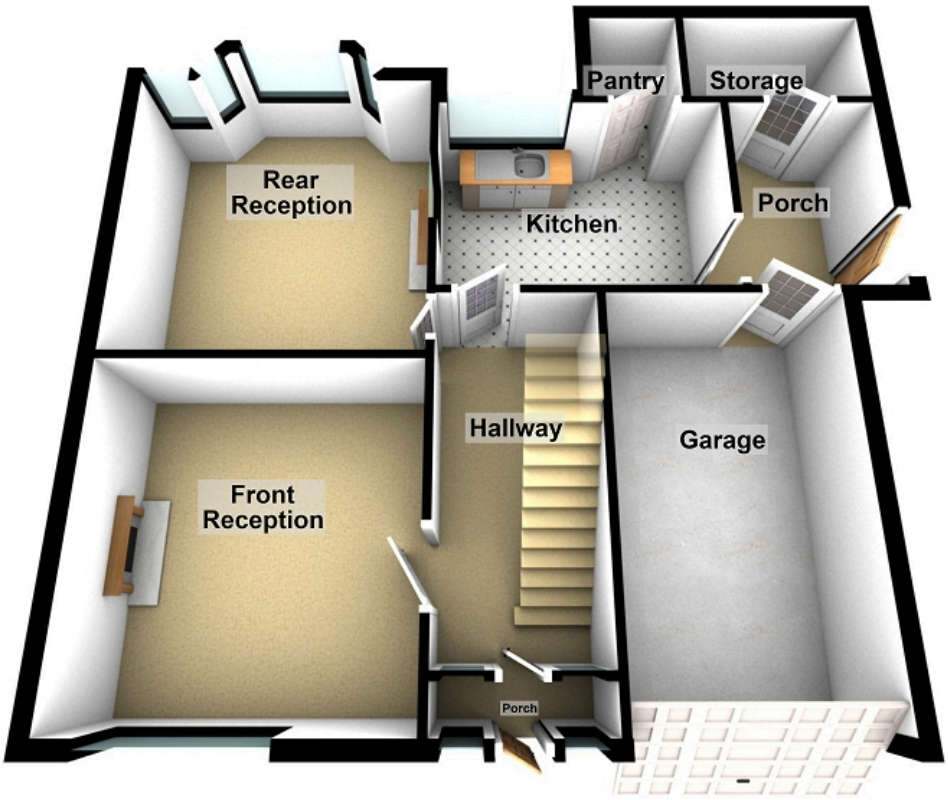




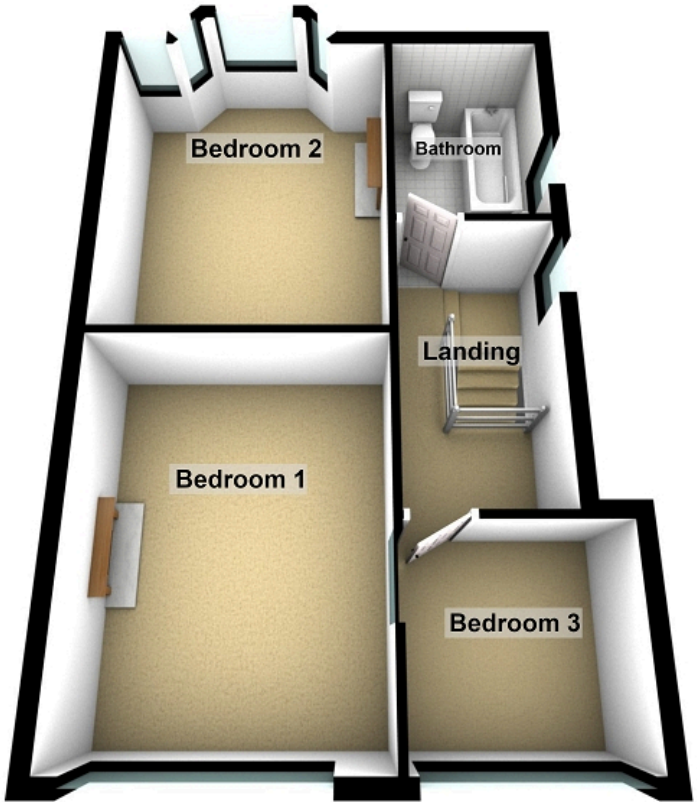




Ground Floor



First Floor



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