



Estate Agents

Taylor & Co

Abergavenny

Pencommin

Llangynidr, Powys NP8 1LT

Asking Price
£400,000

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Three bedroomed family size detached bungalow | Cul-de-sac setting in a favoured village setting

Open plan dual aspect lounge / diner | Spacious kitchen / breakfast room

Family bathroom plus a separate family shower suite with room style shower | Large south westerly gardens with three patios and a water feature

Garden workshop with electric supply, summerhouse and potting shed with cold frame

Attached garage with electric door & off road parking | Solar panels & oil central heating

This generously proportioned family size three bedroomed detached bungalow is nestled in the corner of a popular cul-de-sac setting in the favoured village of Llangynidr. Occupying a larger than average plot, this family home has manicured south westerly gardens encircling the property which afford hillside views over the Bannau Brycheiniog National Park from its three patios which are dotted around its delightful lawns and are planted with an abundance of flora and foliage.

Entered through a porch which opens into a spacious hallway, there is a good flow to this property with reception and bedroom accommodation naturally divided off the design of its L shaped hall. A dual aspect open plan lounge / diner is a great entertaining space and has a connecting door into a modern dual aspect kitchen / breakfast room with integrated appliances and access to the garden. The three bedrooms are fitted with wardrobes and are served by both a bathroom and a wet room style shower suite.

This family home is fuelled by a combination of oil central heating and electricity in daylight hours via solar panels. Internally the bungalow has plenty of storage which is mirrored in the garden with a summerhouse, workshop and potting shed which are equipped with power and lighting. There is off road parking and an attached garage.

This home would suit families keen to live in an area renowned for its schooling and outdoor activities but equally, it will appeal to buyers looking for a good size garden to cultivate and enjoy.

SITUATION | This family sized property is situated in the village of Llangynidr, a quiet favoured semi-rural location situated in the attractive surroundings of the Usk Valley and the Bannau Brycheiniog - Brecon Beacons - National Park yet with access to a good range of services and local amenities. Facilities include a village shop, post office and café, the Walnut Tree Stores and Café, children's playground, tennis courts and a football pitch, a village hall, parish church, and The Coach & Horses and Red Lion public houses. The area is served by

Llangynidr Primary School and is currently in the catchment of Crickhowell High School with other schools located in the nearby towns of Abergavenny and Brecon. Private education can be found in Brecon and Monmouth.

The area is renowned for its walks, especially along the Monmouthshire & Brecon Canal which runs alongside the village and for the more adventurous, the many mountains of the Bannau Brycheiniog are all close by, including the famous Pen y Fan, the highest peak in Southern Britain, giving spectacular views across the region.

For more comprehensive shopping and leisure facilities, the historic town of Crickhowell is approximately 4 miles away, whilst the larger market towns of Abergavenny (12 miles) and Brecon (10 miles) are also within easy reach. Crickhowell with its high street of independent shops is highly regarded amongst the walking community, attracting both outdoor sports enthusiasts and tourists alike.

Abergavenny offers a comprehensive range of shopping and leisure facilities including a wide selection of boutique style shops, complemented by high street names and highly renowned cafes and restaurants.

Culturally important, the wider area is host to local events of national and international significance include the Abergavenny Food Festival, the Green Man music festival and the Hay Festival of Literature. Crickhowell also has an annual Walking Festival and Literature Festival. A highpoint of the annual calendar in the village must be its annual agricultural show in the summer with many craft stalls and outdoor displays taking part attracting hundreds of visitors. Other regular events including a monthly Farmers' Market which takes place throughout the year. Local information is available at the CRIC centre in Crickhowell, or interested parties can refer to www.visitcrickhowell.co.uk.

ACCOMMODATION

ENTRANCE PORCH | Double glazed door with windows to either side, lighting, cloaks hanging space. A glazed door with a window to the side opens into:

ENTRANCE HALLWAY | An L-shaped hallway with doors to the reception and bedroom accommodation, roof light, loft access, radiator, wall light points.

DUAL ASPECT LOUNGE / DINER | Three double glazed windows to the front and side aspects, coved ceiling, fireplace (not in use), two radiators, doors to kitchen and hallway.

DUAL ASPECT KITCHEN / BREAKFAST ROOM | The kitchen is fitted with a range of wall and base cabinets in a white colour washed finish with matching door furniture incorporating glazed display cabinets and cookery book shelving, contrasting laminate worktops with tiled splashbacks to one wall, breakfast seating area, inset four ring electric hob with extractor hood above, inset sink unit, eye level double oven with grill, space for washing machine, integrated fridge and dishwasher, airing cupboard housing hot water cylinder and boiler, plinth heating, tiled floor, double glazed window to the side aspect with hillside views, double glazed door with opening window section and window to side. Doors to hallway and living room.

BEDROOM ACCOMMODATION

BEDROOM ONE | Double glazed window to the rear aspect with hillside views, fitted wardrobes to two walls, radiator.

DUAL ASPECT BEDROOM TWO | Double glazed window to the rear aspect, double glazed French doors opening onto a garden patio, inbuilt wardrobe, radiator.

BEDROOM THREE | Double glazed window to the side aspect, inbuilt wardrobe, radiator.

FAMILY BATHROOM | Fitted with a white suite to include a walk in bath with assisted seat and overhead shower attachment, wash hand basin, lavatory, Velux sky light, inset medicine cabinet, tiled walls and floor, ceiling spotlights, towel radiator.

SEPARATE FAMILY SHOWER SUITE | Fitted with a white suite to include a walk in wet room style shower with electric shower mixer, wash hand basin, lavatory, frosted double glazed window, tiled walls and floor, radiator.

OUTSIDE

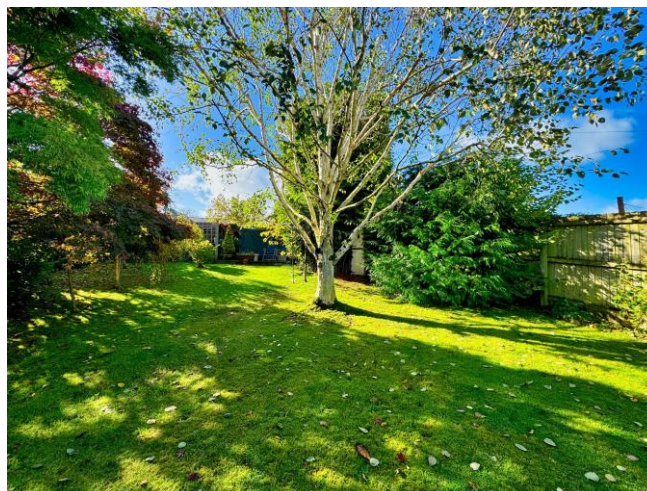
FRONT | The property is set back from the road and is approached by a set of double vehicular gates which open onto a driveway providing off road parking and lead to a garage.



ATTACHED GARAGE | Electric vehicular door, solar panel control unit, wall mounted consumer unit, electric lighting. A pathway to either side of the property provides gated access to the rear of the property. The garden is stocked with a variety of plants and specimen trees including an acer, a silver birch, fuchsia and roses which surround a shaped lawn.

SOUTH-WEST FACING REAR GARDEN | This family home enjoys a larger than average garden with several seating areas to include three paved patios, two of which adjoin the bungalow and provide excellent seating spaces for maximum enjoyment of sunshine. One of the patios hosts a summerhouse fitted with lighting and power; whilst at the rear of the bungalow and having access to bedroom two, a further patio has a glazed verandah over and being equipped with power, lighting and an external water supply, is a delightful place to sit and savour the view across the manicured and well-maintained lawn which is framed by a variety of herbaceous shrubbery and ferns.

The gardens have an attractive water feature with a solar powered pump which naturally divides the garden into two with a gate opening onto a larger lawn which is encircled by two mature acers and a stunning Himalayan silver birch tree sitting amongst a variety of well stocked borders which are a beautiful backdrop to this natural garden. At the rear of the garden is a further patio and a BBQ hut which is an excellent storage space for garden equipment. Two cherry trees, an apple and a plum tree open onto a patio at the end of the lawn which having a southerly aspect, offers a further seating area and usefully has the added benefit of lighting. This patio has a large garden workshop with electric, lighting and windows to one side. There is also a potting shed with cold frame and power supply.



GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Services | Mains electric, water and drainage are connected. Oil fired central heating. Solar panels on a leased Government grant scheme.

Council Tax | Band E (Powys County Council)

EPC Rating | Band D

Flood Risk | No flood risk from rivers or surface water according to Natural Resources Wales. See <https://flood-risk-maps.naturalresources.wales/>

Covenants | The property is registered with HMLR, Title Number CYM203587. There are restrictive covenants associated with the property.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. See <https://beacons-mpa.gov.uk/planning/>

Broadband | Standard and superfast available. See <https://www.openreach.com/fibre-checker>

Mobile network | Limited indoor coverage
See <https://checker.ofcom.org.uk/>

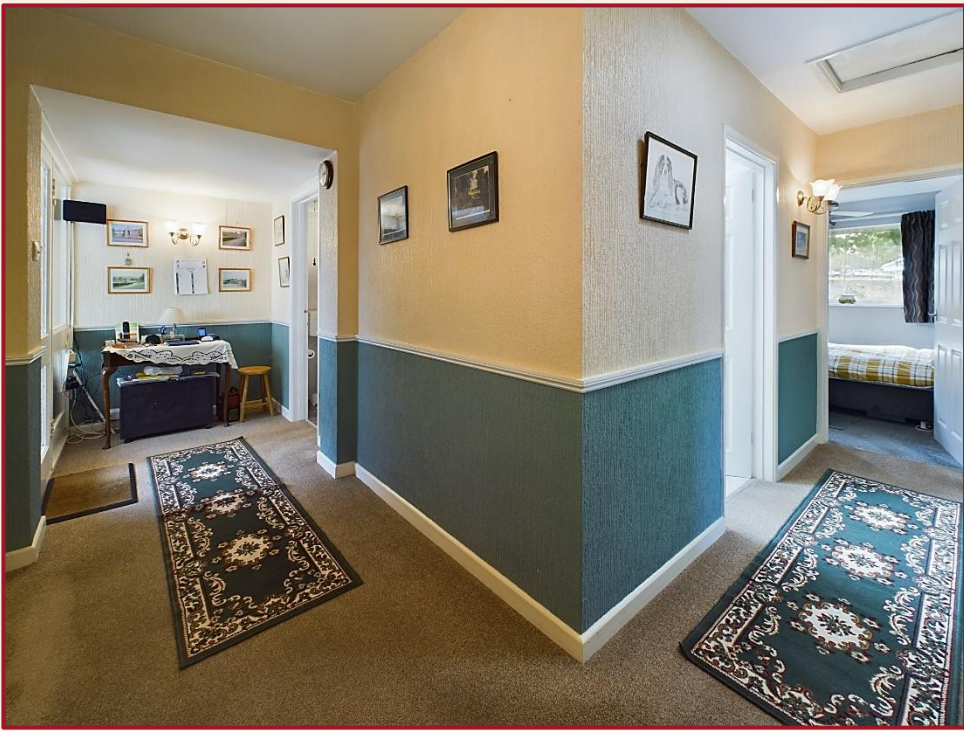
Viewing Strictly by appointment with the Agents

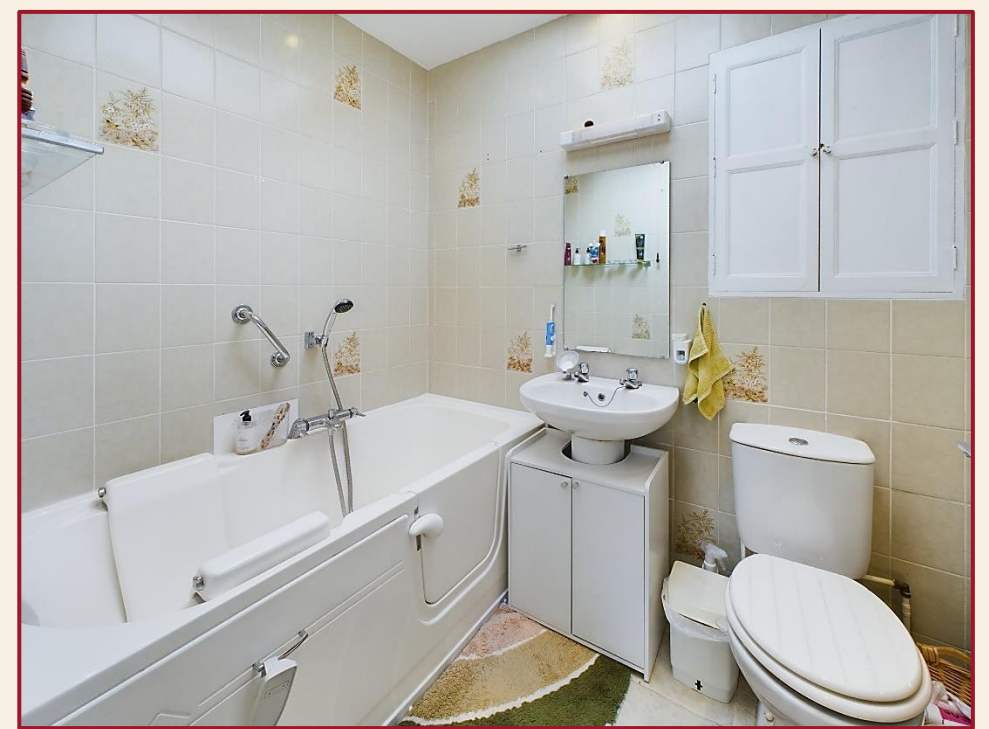
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Floorplan

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