



Gwynfa

Pen-Yr-Ale Lane, Llangynidr Crickhowell, NP8 1LU

A predominant three bedroom village house situated in an idyllic position within Llangynidr and with frontage to the renowned Monmouthshire & Brecon Canal

- Detached three bedroom character residence • Beautiful location & village position •
- Carpenter's workshop offering potential to be developed for alternative uses (STP) •
- Spacious courtyard with extensive parking area • 50 metre Canal frontage •



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Situated within the renowned Brecon Beacons National Park, and sought after village of Llangynidr, Gwynfa is an appealing traditional three bedroom village house, set in a beautiful position alongside the Monmouthshire & Brecon Canal.

The property requires refurbishment throughout, and some modernisation, however it has great appeal to any purchaser looking for their own property project. Gwynfa also appeals to buyers interested in a holiday home in this sought after location, and/or a canal side residence.

Situated in a curtilage of just over ¼ acre, and with a detached Carpenters Workshop offering potential for redevelopment to alternative uses (STP), Gwynfa truly offers a unique and valuable opportunity.

Crickhowell – 5 miles • Brecon – 10 miles
Abergavenny – 11 miles • Hay-on-Wye – 18 miles

Location & Situation

Gwynfa enjoys an excellent accessible location in the heart of the National Park Village of Llangynidr, which has a wealth of local amenities including a general store, cafe, post office, village hall, primary school and two public houses with restaurants.

Within the beautiful surrounding countryside of the Brecon Beacons National Park, extensive recreational opportunities exist for walking, equestrian out-riding and canal pleasure boating. For those seeking outdoor pursuits there are hiking routes including Offa Dykes path, as well as climbing and mountain biking trails, all in close proximity. Sailing is also available at Llangorse Lake, near Brecon and a Gliding Club situated near Talgarth.

Further leisure and shopping facilities are situated in the neighbouring settlements of Crickhowell and Brecon, with more extensive facilities at Abergavenny. Good road and rail services exist, with the A40 at Crickhowell/Brecon providing access to the South Wales road network, and a mainline rail station being situated at Abergavenny.



Gwynfa Residence

The original house is believed to be over one hundred years old and we are informed by the vendors that it was further extended around 1960. The property has a modern slate roof, having been recently re-roofed, with pebble dashed rendered elevations. The property has plenty of character features including coved ceilings, picture rails, original fireplaces and original Georgian style timbered framed sash windows throughout.

The character accommodation is set out over two floors and is briefly described below;

Entrance Hallway (3.97m x 1.81m) impressive solid wood entrance door, hardwood parquet floor with staircase to First Floor and doors into ground floor reception rooms;

Dining Room (3.12m x 3.53m) a charming double aspect room, original cast iron fire place with tiled surround and hearth;



Living Room (4.28m x 3.39m) with original cast iron fireplace and display cupboards;

Kitchen/Breakfast Room (3.66m x 2.90m) with base unit containing stainless steel sink, with storage cupboard below and free standing oil fired boiler set into tiled recess. Door into enclosed Pantry;



Rear Hall (3.36m x 0.89m) with door into enclosed WC and external door out to side aspect;

From Entrance Hall up staircase to;

First floor Landing with split level half landing and providing access to the following;

Storage Room/Study (3.18m x 0.89m) with Window to side aspect;

Bedroom 1 (3.92m x 3.08m) with built-in wardrobes and airing cupboard accessed from landing;

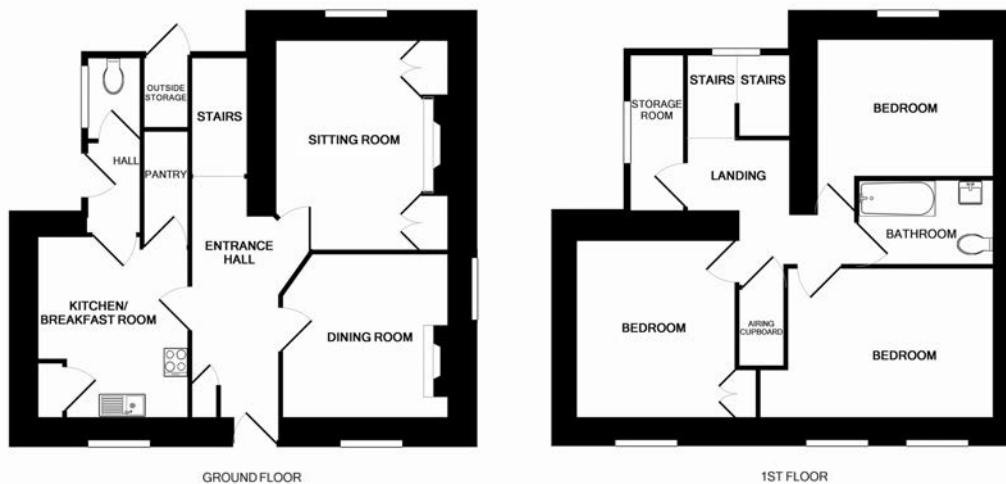
Bedroom 2 (4.59m x 2.13m) featuring original fireplace with tiled inset, wooden surround and mantle.

Bedroom 3 (3.63m x 3.17m) featuring original fireplace with tiled inset, wooden surround and mantle;

Bathroom (2.58m x 1.72m) with low level WC, bath, vanity unit and towel rail. Loft access.



Accommodation Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Carpenters Workshop

A spacious and two storey outbuilding, originally used as a Carpenters Workshop, is situated within the courtyard, alongside the canal. The building currently offers extensive storage/garaging/workshop accommodation, and offers potential for conversion, or a replacement building, for alternative uses (subject to obtaining the necessary planning consents). Pre-application advice undertaken with the Local Planning Authority has indicated that a holiday let unit, or accommodation ancillary to the principal dwelling may be acceptable.

Gardens

To the front aspect of the property is a compact courtyard area, enclosed with traditional railings mounted on a low stone wall, providing an attractive character to the front of the property. A good sized garden area, laid to vegetable garden and lawn, lies to the north of the residence, which extends to the Canal frontage. The gardens and grounds with views over the Canal, provide for a very appealing setting.

A substantial parking area is situated within an enclosed courtyard to the rear, served from Pen-Yr-Ale Lane by two separate vehicular accesses. There is parking for multiple vehicles within the courtyard. Several outbuildings are situated within the curtilage include a Coal Store, timber Shed (with canal outlook) and brick built Outhouse.



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Services

Gwynfa is connected to mains electricity & water. Central heating and hot water is provided by the oil fired boiler. Foul drainage to mains sewer.

Fixtures & Fittings

All internal fixtures and fittings are excluded from the sale, however may be available by separate negotiation.

Tenure

Freehold with vacant possession upon completion.

Local Authority

Powys County Council.

Gwynfa is classified as Band F for Council Tax.

Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit of, all existing Wayleaves, Easements and any Public and Private Rights of Way, that currently exist, whether these are specifically referred to in these particulars or not.

Planning & Development

Interested parties are encouraged to direct all planning enquiries to the Local Planning Authority - Brecon Beacons, National Park Authority. Telephone: 01874 624437.

Directions

From Crickhowell town centre follow the A4077 down the hill passing over Crickhowell Bridge. Turn right signposted 'Llangynidr 4 miles' and follow this road, known as 'Cwm Crawnon Road' to the village of Llangynidr.

On arriving at the village, a short distance after passing the Village Hall on the right hand side, take the next turning on the right into Forge Road.

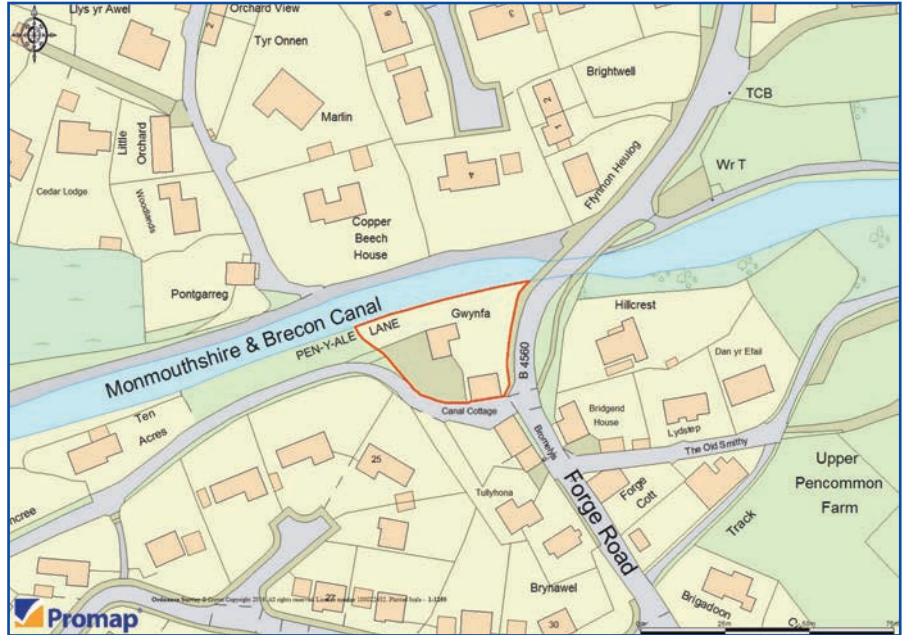
Proceed along Forge Road and Pen-Yr-Ale Lane is the second road on the left, with Gwynfa fronting onto Forge Road, prior to the bridge over the Canal.

Viewings

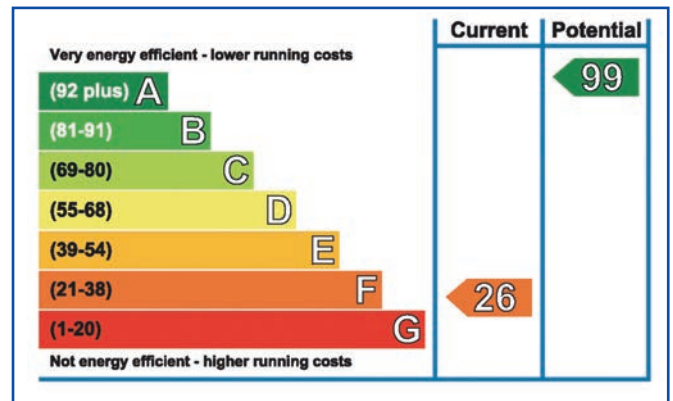
Viewings are strictly by appointment with the selling agent.

Please contact Powells: 01600 714140.

Gwynfa Sale Plan



Energy Performance Certificate Rating



Singleton Court Business Park, Monmouth, NP25 5JA

Telephone: 01600 714140

Email: enquiries@powellsrural.co.uk

www.powellsrural.co.uk

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