



**Ivy Villa, Llanbedr, Crickhowell. NP8 1SR**  
**£575,000**  
**Tenure Freehold**

- LINK DETACHED PROPERTY
- TWO RECEPTION ROOMS
- KITCHEN / DINING ROOM
- CONSERVATORY

- THREE DOUBLE BEDROOMS
- BEAUTIFUL REAR GARDEN
- DETACHED GARAGE
- NO ONWARD CHAIN

Located in the picturesque village of Llanbedr on the outskirts of Crickhowell, Ivy Villa is a traditional stone built house that has been extended to one side and now offers accommodation comprising: Entrance Hall, Lounge, Sitting Room, Open Plan Kitchen/Dining Room, Side Conservatory, Three Double Bedrooms and Family Bathroom to the first floor. The home benefits from Oil Fired Central Heating and Double Glazing. To the outside there is a front forecourt with off road gated parking at one side for a small car. There is a substantial rear garden being well stocked with mature shrubs and a short distance from the house is a separate plot that accommodates a good size Detached Garage with another garden area at the rear. This home is offered with vacant possession on completion.

A semi rural location just 2.4 miles from Crickhowell town centre and 6.5 miles from Abergavenny Town centre.

Both Crickhowell and Abergavenny are award winning towns with local amenities.

Viewing is highly recommended to fully appreciate.

Services:

Mains water, drainage and electric. Oil central heating.

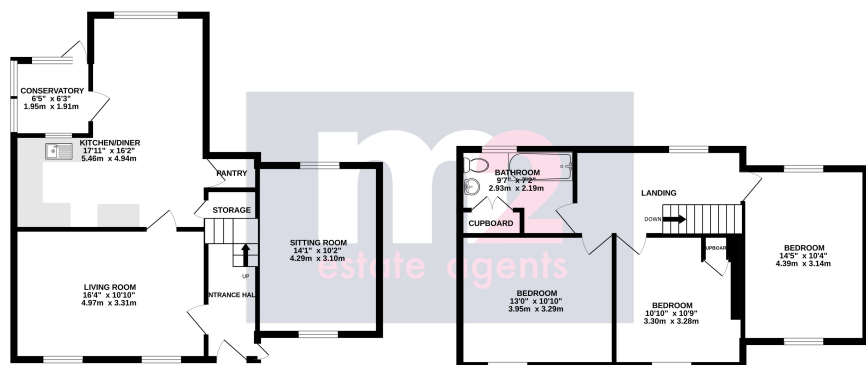
Council Tax Band:

Band F.

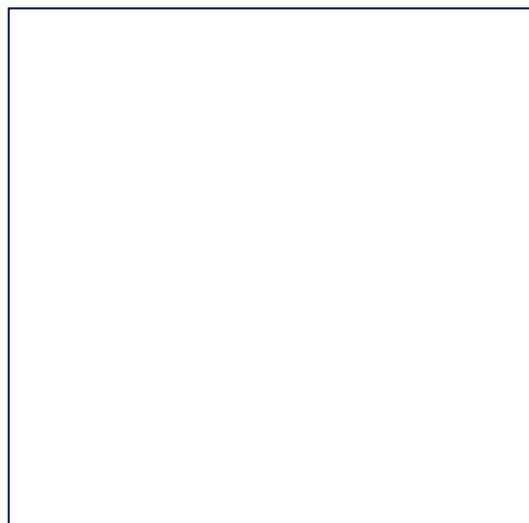
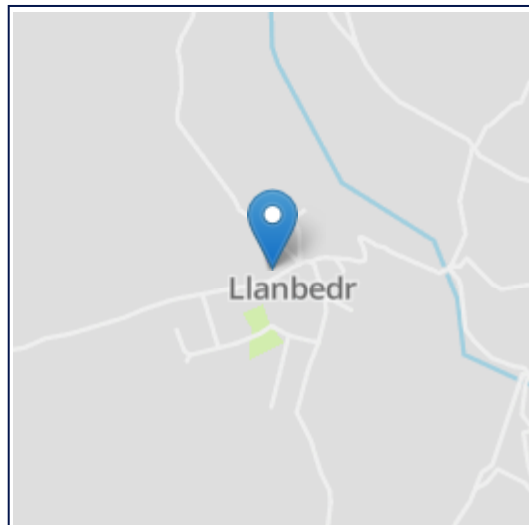


GROUND FLOOR

1ST FLOOR



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.  
Made with Metropix ©2021



All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

I/We acknowledge that I/we have read and understand your terms letter and that these property ( Crickhowell, NP8 1SR ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_