



PLAS BACH

LLANVIHANGEL CRUCORNEY | ABERGAVENNY | MONMOUTHSHIRE



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PLAS BACH IS A CHARMING, STONE FRONTED DETACHED FAMILY HOME LOCATED IN A DESIRABLE POSITION WITHIN THE VILLAGE OF LLANVIHANGEL CRUCORNEY. THE PROPERTY OFFERS VERSATILE ACCOMMODATION SPREAD ACROSS THREE FLOORS AND ENJOYS PLEASANT VIEWS TO THE REAR ASPECT. THE PROPERTY IS ALSO WITHIN A SHORT DRIVE OF THE POPULAR TOWN OF ABERGAVENNY AND OFFERS SUPERB ACCESSIBILITY TO THE MAJOR ROAD NETWORKS OF THE M4/M50/M5.

- An attractive six bedroom detached family home •
 - Open-plan kitchen/dining room •
 - Ground floor en-suite bedroom •
 - First floor sitting room •
 - Ample off road parking and double garage •
- Pleasant views to the rear aspect over rolling countryside •
 - Enclosed rear garden •
 - In an Area of Outstanding Natural Beauty •

DISTANCES FROM PLAS BACH

Abergavenny 5.1 miles • Crickhowell 10.8 miles • Hereford 18.9 miles
Monmouth 20.9 miles • Cardiff 34.1 miles • Bristol 44.7 miles • London 151 miles
Abergavenny Train Station 5.6 miles • Hereford Train Station 19.4 miles
Bristol Parkway Station 48.3 miles
Cardiff Airport 50.9 miles • Bristol Airport 57.6 miles • Birmingham Airport 97 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

The property enjoys a desirable position in the delightful village of Llanvihangel Crucorney. Within the village you will find a primary school, village shop, garage, village hall and the popular 'The Skirrid Inn'. Llanvihangel Crucorney is also just a short drive to the bustling and vibrant market town of Abergavenny. Known as the Gateway to Wales, Abergavenny is blessed with scenic views, excellent road and rail links and a wide range of services and amenities.

As a popular gateway town, Abergavenny offers easy access to both the Brecon Beacons and Black Mountains. With that you get endless opportunities for incredible walks amongst peaks such as Sugar Loaf, Skirrid and Blorenge. The town also plays host to several events throughout the year, including the world famous Abergavenny Food Festival alongside other attractions including the Vintage Steam Rally. Education within the town includes a number of well respected primary schools and a local King Henry VIII 3-19 school, which is currently being redeveloped to provide a state-of-the-art education establishment.

The historic border town of Monmouth is just 20.9 miles away and boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and the recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

THE PROPERTY

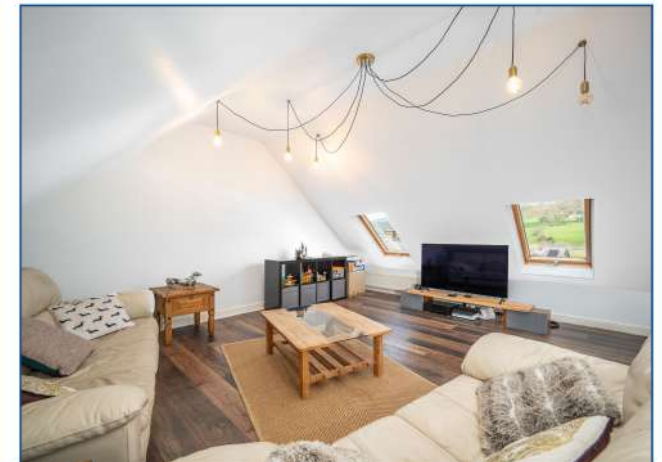
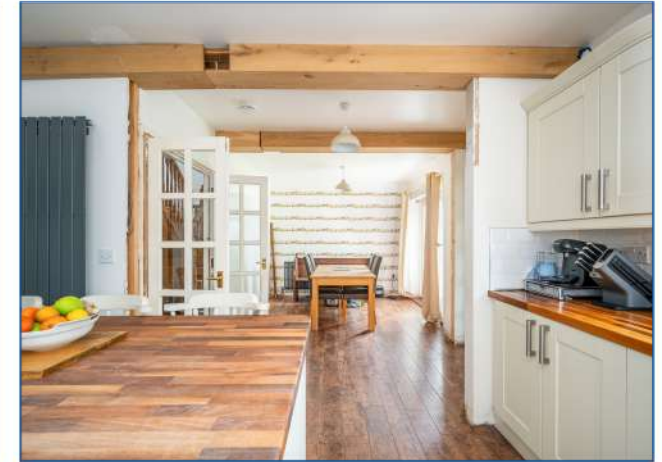
Plas Bach is an extremely versatile property that is ready for the new owners to simply move in, unpack and enjoy but still enough scope for them to add their own style and flair over time. Step into the porch, located to the front of the property, perfect for hanging coats and storing boots and shoes. A door leads into the kitchen and dining room.

The open plan kitchen and dining room is perfect for entertaining guests. The kitchen has attractive cream base units with solid walnut worktops. There is an integrated dishwasher and space for a fridge freezer and range cooker. The Belfast sink and breakfast bar also make a great addition to the space. The dining area has patio doors that open out to the front garden and enough space for a family sized table and chairs.

The spacious ground floor en-suite bedroom was previously used as the sitting room. A shower room was added and doors that lead out to the rear garden. Completing the ground floor accommodation is the utility room, boiler room and internal access to the double garage.

A staircase from the inner hallway leads up to three bedrooms, two bath/shower rooms and the first floor sitting room. The principal bedroom is currently being used as the sitting room but this could easily be returned to the original set up if desired. Excellent views over rolling countryside can be appreciated from this space. Two of the other bedrooms on this floor look out to the rear aspect and the third bedroom looks out to the front aspect. Completing the first floor is the family bathroom and a separate shower room.

Stairs lead up to two further bedrooms which are both generous in size.



OUTSIDE

Plas Bach has ample off-road parking and a double garage. The front garden is mainly laid to lawn with a patio area and path that leads to the front door. The rear garden can be accessed via a side gate. A large patio can be found which is perfect for al fresco dining and steps lead down to a larger lawned area. Excellent, far reaching views can be enjoyed over rolling countryside.

KEY INFORMATION

Services: The property benefits from mains water, electricity, drainage and oil fired central heating

Fixtures and fittings: Only those items specifically mentioned in these particulars will be included in the sale.

Tenure: Freehold with vacant possession upon completion

Local Authority: Monmouthshire County Council. Telephone 01633 644 644

Council Tax Band: G

Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

Sale Method: The property is offered for sale by Private Treaty.

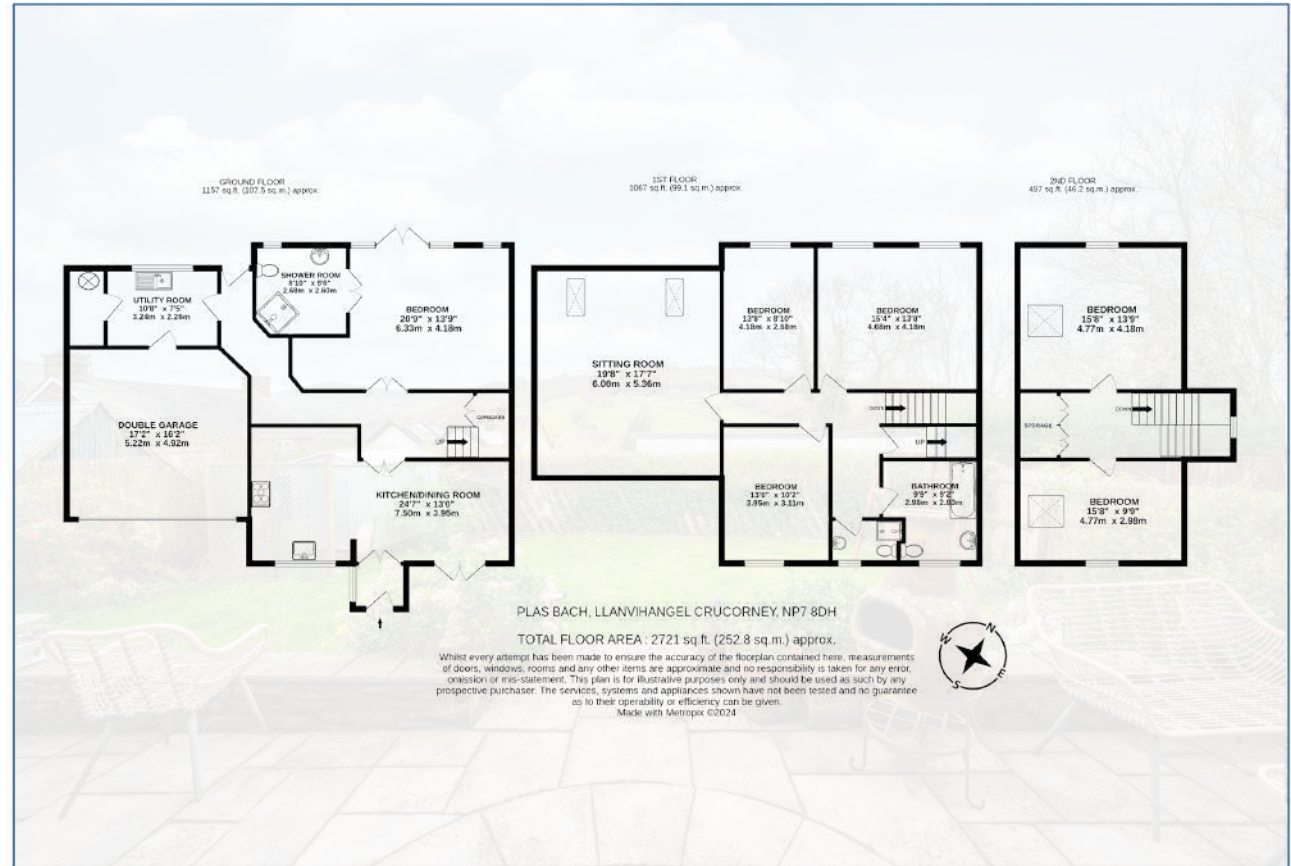
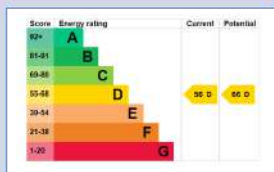
Directions: From Abergavenny head North using the A465. Stay on this road until you reach the left hand turning for Old Hereford Road. Take the next left after the turning for Old Hereford Road into Llanvihangel Crucorney. Continue through Llanvihangel Crucorney passing the church and The Skirrid Inn. Plas Bach is the second property on the left after the turning for Cwmyoy.

Viewings: Strictly by appointment with Powells – 01600 714140



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ENERGY PERFORMANCE CERTIFICATE



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