



1 SMALL HOLDINGS

PENTWYN CRUMLIN | NEWPORT | CAERPHILLY



1 SMALL HOLDINGS

PENTWYN CRUMLIN | NEWPORT | CAERPHILLY | NP11 3BD

1 SMALL HOLDINGS IS AN ATTRACTIVE THREE BEDROOM DETACHED FAMILY HOME SITUATED IN AN ELEVATED POSITION ENJOYING IMPRESSIVE, FAR REACHING VIEWS OVER THE VALLEY. IN ADDITION TO THE MAIN RESIDENCE IS A DETACHED, MODERN ANNEXED DWELLING KNOWN AS THE STABLES. THE PROPERTY IS WITHIN EASY REACH OF MAJOR URBAN AREAS AS WELL AS HAVING EXCELLENT ROAD LINKS.

- Spacious modernised detached family home •
- Bright and airy kitchen / breakfast room •
- Three bedrooms, three reception rooms and two bathrooms •
- Additional versatile annexed dwelling with workshop and tack room •
- Established wrap around gardens amounting to a third of an acre •
 - Generous off-road parking area for multiple vehicles •
- Superb location with great accessibility to the major road networks •
 - No onward chain •

DISTANCES FROM 1 SMALL HOLDINGS

Pentwyn Crumlin 0.3 miles • Abertillery 3.5 miles • Pontypool 7.7 miles
Cwmbran 12.7 miles • Newport 15.0 miles • Abergavenny 16.6 miles
Caerleon 17.4 miles • Cardiff 22.6 miles • Usk 24.9 miles
A465 (Heads of the Valleys) 11.9 miles • M4 (J.28) 13.6 miles
Llanhilleth Train Station 2.5 miles • Newport Train Station 15.2 miles
Cardiff Airport 32.2 miles • Bristol Airport 48.9 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

1 Small Holdings enjoys an excellent location close to the towns of Abertillery and Cwmbran, benefitting from a rural location with private feel and boasting excellent views.

There are excellent connections to the main road network, with easy access to the A472, A4042 and A467 as well as the M4 and M48 at Newport.

The towns of Abertillery and Cwmbran offer a full range of amenities with an excellent range of schools, busy town centres, and extensive range of recreational and leisure facilities/clubs. Ebbw Vale is also a popular area benefitting from excellent road and rail connections. With excellent schools, a state of the art A-Levels College, numerous sports and leisure facilities, high street and independent shops and a range of eateries the town has become a real hub.

Further recreational facilities can be found at Newport, with all the benefits a city has to offer, such as Friars Walk Shopping Centre, a train station offering direct trains to Cardiff, Bristol and London, bus stations, cafes, restaurants, excellent schools and sports venues.

THE PROPERTY

1 Small Holdings is a beautiful, extended family home that has been completely renovated whilst under our vendors ownership.

Step inside into the main entrance hall that has dual aspect windows and storage cupboard perfect for storing coats and shoes.

The modernised kitchen / breakfast room is a bright and airy space boasting a range of duck egg blue base and wall units. A central island with a corian worktop sits proudly in the middle of the kitchen where there is also space for a range style cooker and fridge freezer. A sink is conveniently positioned beneath a window with a pleasant view out to the garden. The breakfast bar can be found at the bottom of the kitchen where there is also further worktop space and storage cupboards.

A door from the kitchen opens to a utility room which houses the washing machine and dishwasher. Adjoining the utility room is a handy cloakroom.

The ground floor of this property is very versatile with three separate reception rooms.

The spacious dining room has bifold windows overlooking the rear garden. Double doors lead into the L-shaped sitting room / lounge where solid wood flooring runs throughout the space and multiple large windows allow light to flood through.



Completing the ground floor is the cosy snug which benefits from a wood burning stove and fitted storage cupboard.

Stairs from the entrance hall lead up to the first floor landing. There are three double bedrooms all of which have wonderful views looking over the valley. The principal bedroom has an en-suite bathroom and a balcony where impressive views can be enjoyed. Bedroom two has a beautiful arch window looking out to the front aspect and Bedroom three has dual aspect windows and a fitted cupboard.

Completing the first floor is the spacious family bathroom that benefits from a roll top bath and double shower.

THE STABLES

In addition to the main residence there is a detached annexed dwelling known as 'The Stables'. The Stables is a versatile space with the ground floor comprising of a large open plan kitchen / dining room, utility room, shower room, tack room and workshop which both have double doors to the front aspect .

The first floor offers a large sitting room, bathroom and two bedroom spaces.

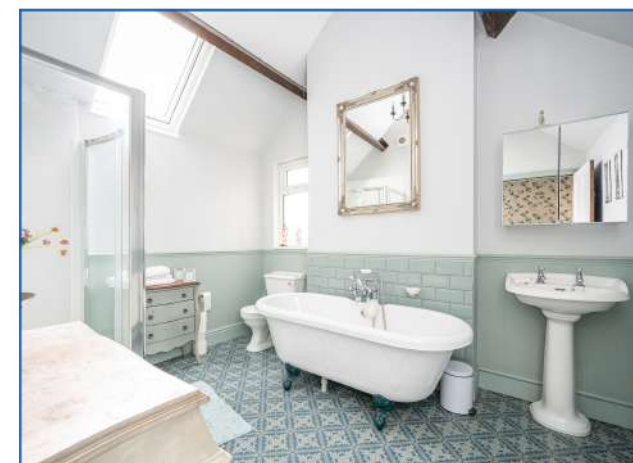
OUTSIDE

1 Small Holdings has established gardens that wrap around the property amounting to a third of an acre. There is also a generous off-road parking area for multiple vehicles.

To the front aspect there is a patio area, pond and summerhouse and to the side aspect you will find another large patio, perfect for al-fresco dining and entertaining guests. Steps lead down to a lawned area bordered by mature shrubbery with a path leading back around to the front aspect.

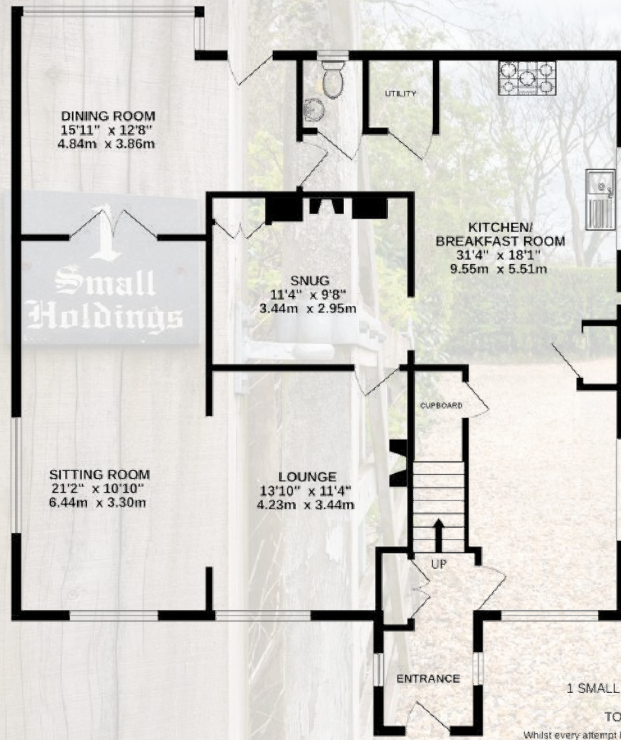
To the rear aspect there is a range of outbuildings consisting of a potting shed, concrete block shed with wood cladding and a chicken house. There is also a good sized lawn area bordered by hedging.

A decking in front of The Stables is the perfect BBQ area with a wooden pergola above.

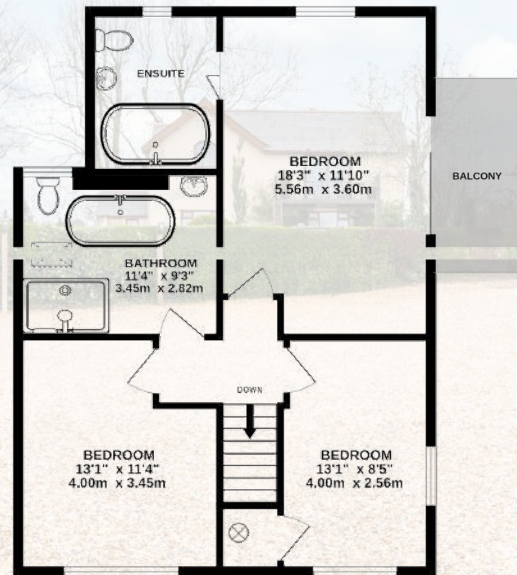


FLOORPLAN

GROUND FLOOR
1115 sq.ft. (103.6 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



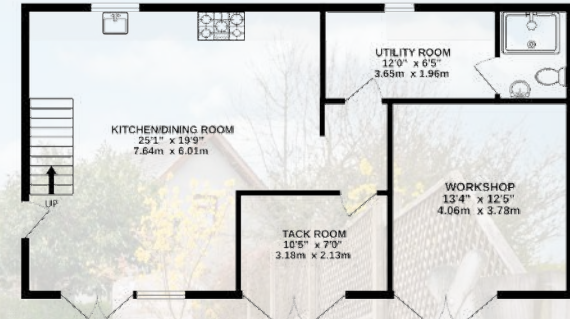
1 SMALLHOLDINGS, PENTWYN, CRUMLIN, NEWPORT, NP11 3BD

TOTAL FLOOR AREA : 1799 sq.ft. (167.2 sq.m.) approx.

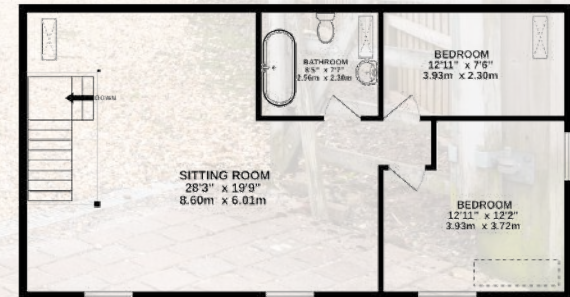
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
739 sq.ft. (68.7 sq.m.) approx.



1 SMALLHOLDINGS, THE STABLES

TOTAL FLOOR AREA : 1477 sq.ft. (137.2 sq.m.) approx.

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KEY INFORMATION

Agents Note: Planning for 'The Stables' was granted Ref: 10/0086/OTHFPD for a Detached Garage with playroom over.

Services: Mains electricity, water, gas and drainage

Tenure: Freehold

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: E


Local Authority: Caerphilly County Council. Telephone 01443 815588

Viewings: Strictly by appointment with the selling agents

Directions: From the A465 (Heads of the Valleys Rd) take the exit towards Ebbw Vale and continue onto the B4485. Passing through Waun-Lwyd and arriving at Cwm. At the roundabout take the A4046 towards Aberbeeg. Take the exit onto Cwm Road and then take the exit onto Pant ddu Road. Take the next left and then continue until the left hand turning to Trinant Terrace. Immediately turn left again and continue for 0.3 miles and you will find the property on your right.

It is recommended that you follow the W3W tag.

Postcode: NP11 3BD

 signed.shower.length

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current	Potential
77 C	81 B



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