



ROCK COTTAGE

CLYDACH | ABERGAVENNY | MONMOUTHSHIRE



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ROCK COTTAGE IS A THREE BEDROOM DETACHED HOME LOCATED WITHIN THE BANNAU BRYCHEINIOG (BRECON BEACONS NATIONAL PARK). THE PROPERTY IS STEEPED WITH CHARACTER AND CHARM AND BOASTS IMPRESSIVE COUNTRYSIDE VIEWS AND GENEROUS GARDENS. IT IS ALSO WITHIN EASY REACH OF THE HEADS OF THE VALLEYS ROAD MAKING IT EASY TO COMMUTE TO MAJOR CITIES.

- Three bedroom detached cottage •
- Two reception rooms and a ground floor bathroom •
- Ground floor bedroom with ensuite facilities and separate entrance •
- Exposed stone walling and beautiful fireplaces •
- Located within the beautiful Bannau Brycheiniog (Brecon Beacons National Park) •
- Off road parking for two vehicles •
- Landscaped gardens featuring an elevated patio with views across Clydach Gorge •
- Potential building plot in the garden to the right (subject to planning consents) •

DISTANCES FROM ROCK COTTAGE

Clydach 1.5 miles • Gilwern 1.9 miles • Brynmawr 2.4 miles • Govilon 3.3 miles
Crickhowell 5.2 miles • Abergavenny 6 miles • Monmouth 21.2 miles
Newport 23.5 miles • Hereford 29.9 miles • Cardiff 35.4 miles
Bristol 53.7 miles • London 163 miles
Abergavenny Train Station 6.3 miles • Newport Train Station 23.2 miles
Bristol Parkway Station 49 miles • Cardiff Airport 45.2 miles
Bristol Airport 58.4 miles • Birmingham Airport 97.7 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

Clydach is a village in Monmouthshire with its closest neighbouring village being Gilwern and the closest town, Brynmawr. It has a community hall, pub, a cycle path that is on the National Cycle Network and has excellent transport links due to its proximity to the Heads of the Valleys Road.

Gilwern is located beside the Monmouthshire and Brecon Canal and has a primary school and a nursery along with convenience stores, several public houses and a garage. The Clydach Gorge is a steep-sided valley running from Brynmawr in Blaenau Gwent to Gilwern in Monmouthshire. The Gorge is included within the Brecon Beacons National Park and is a tourist destination in its own right, with facilities including, footpaths, a picnic area and the National Cycle Network. You can discover Smart's Bridge, a cast iron bridge and the remains of a late 18th century ironworks.

Just 5.2 miles from Rock Cottage is Crickhowell, also a thriving community with a range of amenities to include primary and secondary schools, dentists, doctors surgeries, restaurants and public houses.

Abergavenny, just 6 miles away from the property and circa 6 miles from the border with England, is a thriving historic town that hosts the Annual Food Festival which attracts thousands of visitors every year as well as an indoor weekly market in the town centre. The town also offers a wide range of amenities such as doctors and dental surgeries, supermarkets, excellent primary and secondary schools and many high street and boutique shops.

THE PROPERTY

Rock Cottage is a beautiful property that has been maintained to a high standard by the current owner. It is ready for the new owner to move in and take their time adding their own style and flair to the property over a period of time. Located on the slopes of Clydach, it sits in an elevated position with rural, countryside walks from the doorstep.

Step inside and into the dining room which benefits from a corner stone fireplace with wood burning stove and a fitted cupboard. A door leads into the sitting room which also benefits from a fireplace and pleasant views to the front aspect.

The kitchen has a range of base and wall cabinets with granite worktops. A large pantry cupboard can also be found alongside space for a washing machine, under counter fridge/freezer and a cooker.

A ground floor bedroom can be accessed from the kitchen boasting a w.c and wash hand basin. There is also access via an external door which makes this space perfect for those who don't need a third bedroom and are looking into holiday letting. Exposed stone walling makes a great feature in this room.

Completing the ground floor is the family bathroom which is located off the kitchen.

Stairs from the dining room lead up to two double bedrooms and a recently refitted shower room. Both bedrooms are a good size and enjoy views across Clydach Gorge.



OUTSIDE

Externally Rock Cottage sits within a generous sized plot. There are two designated off-road parking spaces either side of the property.

The gardens have been well landscaped and feature an elevated patio with views across Clydach Gorge. There is lawn both sides of the property and a woodland area also adjoins the property.

To the right hand side of the property is a potential building plot (subject to the necessary planning consents) and the current owner has some plans that can be shared with prospective purchasers if desired.

KEY INFORMATION

Services: The property benefits from mains water, electricity drainage and electric heating system.

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 644644

Council Tax Band: D

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.

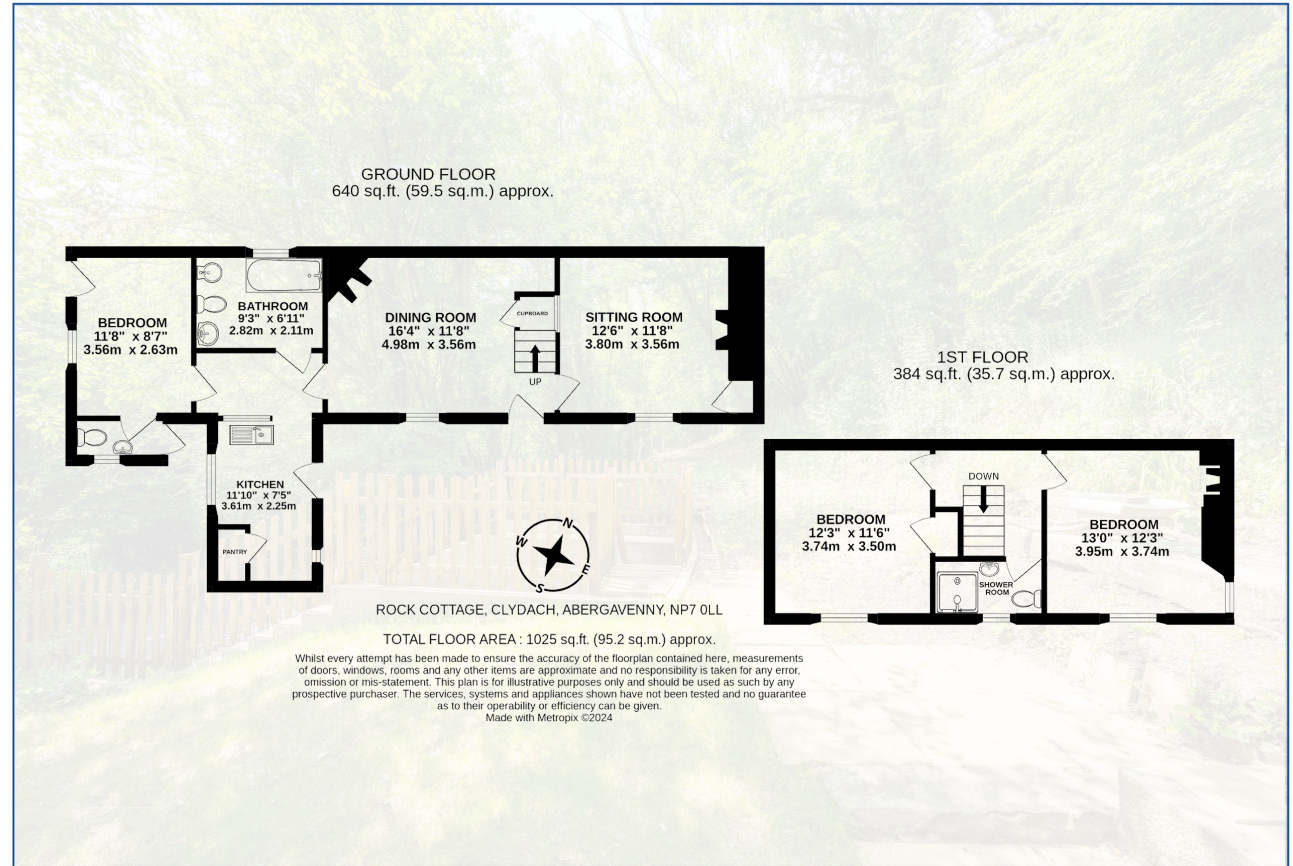
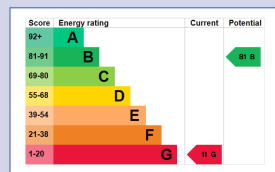
Sale Method: The property is offered for sale by Private Treaty.

Directions: From the Hardwick Gyrotory at Abergavenny, proceed northwest on the A465 Heads of the Valleys Road for 4.7 miles. Take the left turn onto Station Road, signposted Clydach / Llanelly Hill. At the junction turn left continuing on Station Road. At the next junction turn left signposted North Clydach. After 0.3 miles keep left onto Main Road. Continue on Main Road and the property will be on your right.

Viewings: Strictly by appointment with Powells – 01600 714140

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ENERGY PERFORMANCE CERTIFICATE



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