



Tri Castell

CROSS ASH, ABERGAVENNY

Four Bedroom Executive Homes





Welcome to Tri Castell

This remarkable, new homes development showcases two spacious family residences situated in the serene, semi-rural setting of Cross Ash, just a short drive from local village amenities. It truly represents the ideal peaceful retreat.

Tri Castell, where modern, energy-efficient homes meet a stunning rural backdrop. Our two high-specification homes are thoughtfully designed with you in mind, blending contemporary designs with charming traditional Welsh architectural elements.

Nestled close to the towns of Abergavenny and Monmouth, you'll have access to a host of outdoor activities and conveniences. It's the perfect spot for families and individuals seeking a peaceful living environment while staying connected to urban amenities.





The
perfect
place to
call home

**OUR PROMISE IS TO DELIVER DESIGN
EXCELLENCE AND CREATE
SUSTAINABLE, MODERN, QUALITY
HOMES IN SOUGHT AFTER LOCATIONS
WHILST INVESTING IN YOUR LOCAL
COMMUNITIES**



Specification

Executive design with all the features you'd expect from a high-quality modern home.

Walls

Flat smooth finish, White Matt emulsion throughout the home.

Ceiling

- Flat smooth finish, White Matt emulsion.

Central Heating

- Dakin Air source heat pump. 5 year warranty (subject to manufacturer guidelines).
- Thermostat to ground and first floor. Thermostatic radiator valves.

Internal Doors

- Oak Veneer Vertical Doors.
- Polished Chrome ironmongery.

Architrave and Skirting

- Chamfered MDF skirting boards. MDF architrave throughout.

Staircase

- White gloss spindles with wood stained handrail and Newel caps.

Electrics

- Mains electric supply smoke detectors.
- TV points fitted to the lounge and all bedrooms.
- Telephone points fitted to the lounge.

Kitchen

- Wren Shaker style Infinity Range. 20 year guarantee. As standard each kitchen will include:- induction hob, oven, cooker hood, , dishwasher and fridge freezer.
- Luxury 22mm Laminate worktops provided.

Exterior Features

- External double socket to the rear.
- 3 pin Electric Vehicle charging plug point.
- Solar panels on all plots as standard.
- All windows uPVC Georgian Style.
- Front doors are composite style with chrome Furnishings .
- Smart Video Doorbell.
- Fitted outside light next to the front door and by the back doors.
- Fencing is used to surround the rear and side boundaries (Please note this differs on each plot depending on location).
- Front and back gardens are to be turfed. Patio areas to rear.

Bathroom Features

- Sanitary ware will be installed throughout with chrome fittings.
- Towel rails in all bathrooms and en-suites.
- Half wall tiling in bathrooms and en-suites.
- Cloakrooms will have a splash back tiling above the basin and half height wall tiling.



Rural, Peaceful, Scenic

Cross Ash is a picturesque village in Monmouthshire, situated approximately six miles northeast of Abergavenny along the B4521 road connecting Abergavenny and Skenfrith. The village is nestled on the southern foothills of Graig Syfyrddin and is equidistant from the historic 'three castles of Gwent': White Castle, Skenfrith Castle, and Grosmont Castle. This is why we named the site Tri Castell, meaning 'three castles' in Welsh.

The village is home to Cross Ash Primary School, which serves the local community and surrounding areas. The school has an active Parents, Teachers, and Friends Association (PTFA) that supports various initiatives and events.

Cross Ash is accessible via the B4521 road, connecting it to nearby towns and attractions. Public transportation options are available, including bus services that connect the village to Abergavenny and other local areas.

Distance by road

Bristol - 30 Miles
Newport - 15 Miles
Cardiff - 40 Miles
Monmouth - 10 Miles
Abergavenny - 6 Miles



Medical Centre - 4 Miles
Hospital - 6 Miles
Dentist - 6 Miles
Post Office - 6 Miles
Shop - 6 Miles

About us



Capsel Homes isn't just your typical new home developer—we're also your go-to gurus for estate agency.

Our estate agency is like a dream come true: just a 0.75% sales fee*, no contractual tie in, no sale – no fee! Plus, we've got all the local knowledge that you'll need and will be with you every step of the way during your home buying and selling journey.



Ready to pack your bags but feeling lost in the moving maze?

First-time buyer needing a buddy to guide you through?

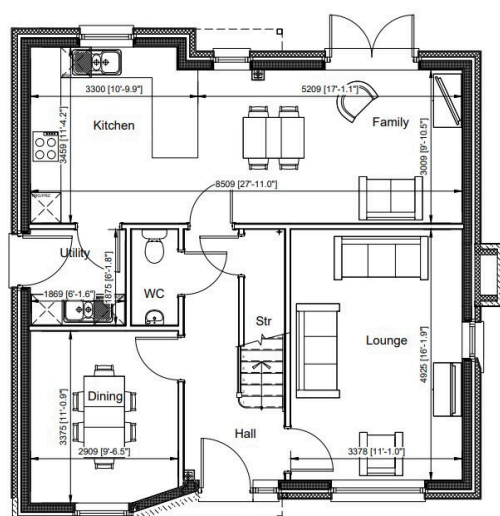
Give us a ring today on **0333 207 9000**, and let's make your house-hunting adventure a breeze!

Capsel is the Trading Subsidiary Company of Monmouthshire Housing Association and therefore is passionate about supporting our local communities.

*Plus VAT



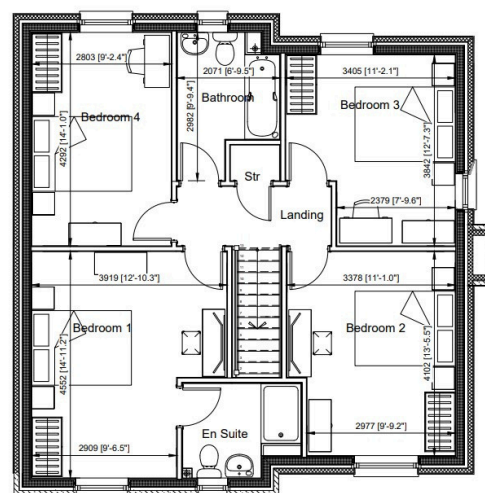
GROUND FLOOR



GROUND FLOOR

Kitchen/Diner/Family Room	8.50m x 3.45m / 27'11" x 11'4"
Dining Room	2.90m x 3.37m / 9'6" x 11'0"
Lounge	3.37m x 4.95m / 11'1" x 16'1"
Utility Room	1.86m x 1.87m / 6'1" x 6'1"

FIRST FLOOR



FIRST FLOOR

Main Bedroom	3.91m x 4.55m / 12'10" x 14'11"
Bedroom 2	3.37m x 4.10m / 11'1" x 9'9"
Bedroom 3	3.40m x 3.84m / 11'2" x 12'7"
Bedroom 4	2.80m x 4.29m / 9'2" x 14'1"
Bathroom	2.07m x 2.96m / 6'9" x 9'9"

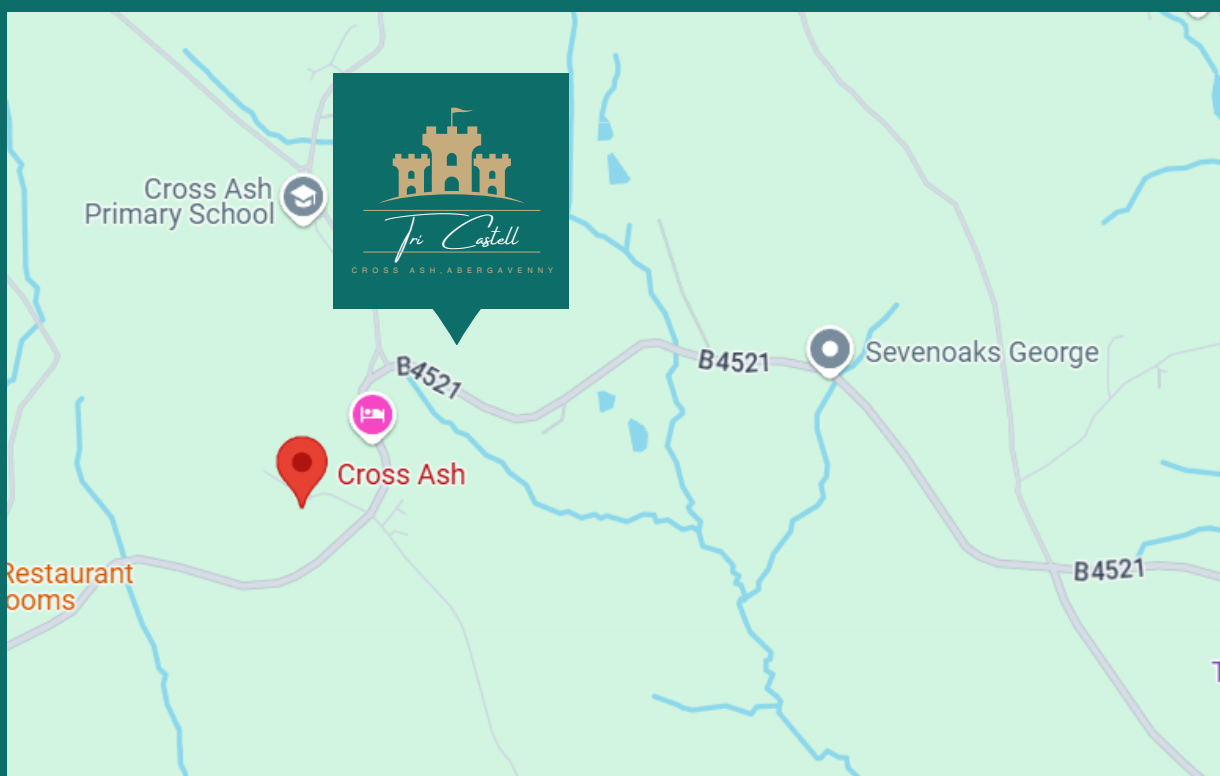
At Capsel
Homes -
we care
about you



We're all about delivering top-notch customer service, guiding you through every twist and turn of your home-buying adventure like seasoned pros! And guess what? Our commitment doesn't end when we hand you the keys! With our fabulous two-year after-sales package and a ten-year NHBC new homes warranty, you can kick back and relax knowing we have you covered!



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CAPSEL HOMES

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