



Ein Ty Ni
Llanddewi Rhydderch | Abergavenny | Monmouthshire | NP7 9TS

KEY FEATURES

- Located in an elevated, village location with views
- An individually designed modern house offering space and light
- Perfect flow for family living with an open plan kitchen/dining room
- Generously proportioned sitting room plus conservatory
- Well proportioned bedrooms including principal bedroom en-suite
- A separate staircase leads to a useful office, ideal for working from home
- Good sized rear garden adjoining open fields
- Attached double garage plus a separate garage/workshop



SELLER INSIGHT

“ From purchasing the property in 2011 to seeing the huge transformation to the family home it now is, has been such a positive journey. During the winter, we have spent many nights cosying up in front of the log fire, and utilising the space to welcome family over to entertain and celebrate Christmas and special events. During the summer months we, as a family have enjoyed the space and privacy of the garden, from having lunch and BBQs outside, to playing games on the lawn or sitting under the shade of the tree on the patio and relaxing with a book. Growing our own vegetables and salad in the greenhouse and eating the tomatoes and cucumber fresh from picking.... the happy memories are endless. The village itself has offered us both a community atmosphere but also the open countryside. Seeing the horses and sheep in the field at the bottom of the garden, admiring the views from the kitchen and bedroom windows, lying in the main bedroom and star gazing - are just a few of the fond memories that spring to mind from our time as a family at Ein Ty Ni 'Our House'.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



GROUND FLOOR

Typical of the era, this 1960's built house may not have the exterior appeal of a stone country cottage but it's unique design offers a spacious and light house, perfect for a family home. Add to this the village location and excellent transport links, Ein Ty Ni offers an opportunity to enjoy living in a well proportioned home in a semi rural location. The original house was purchased by the present owners circa 12 years ago and was significantly remodelled and updated, creating a house with generously sized rooms with the flexibility of open plan living combined with private spaces too. Decorated in neutral tones which reflect the natural light flooding through the large windows, this really is a house that offers more than the exterior would suggest. Steps lead up to the entrance porch which opens into the welcoming entrance hall, with doors to the principal ground floor accommodation. A large kitchen/dining room, with wood burning stove is perfect for family meals or entertaining, with large glazed windows to the side of the house. The kitchen is comprehensively fitted with a range of cream fronted cupboards, integrated appliances, and ample space for cooking and storage. Continue through to the large sitting room, which has a log burning stove as a focal point. The sitting room has a separate door and staircase to one side leading up to a study/hobby area above the attached garage, perfect for working from home or for a teenager's den. From the sitting room is a door down to the garage which has glazed doors to the rear. The garage could, subject to any necessary planning consents, provide further living space. To the opposite side of the sitting room is a door to a useful porch/storage area with door to outside. Light floods into the sitting room from the two sets of double doors opening onto both the conservatory and the garden. The conservatory is the perfect room from which to enjoy views across the garden or simply sit and enjoy a coffee and read a book. The ground floor accommodation is completed by a useful W.C.







FIRST FLOOR

Rising from the entrance hall is the staircase to the first floor landing which provides access to the 4 well proportioned bedrooms. To the front of the house are two bedrooms, to the side a bedroom currently used as a dressing room, and to the rear of the house the principal bedroom suite (previously two bedrooms) with ample space for bedroom furniture and with a door to an en-suite shower room. The first floor accommodation is completed by a family bathroom.





OUTSIDE

The house is approached via a private driveway off a country lane. The driveway has space for parking plus the attached garage and detached pitched roof garage (added by the current owners). A path continues along the side of the house to an expansive rear garden with two terraces adjoining the rear of the house. Beyond the terraces are a small pond and a lawn with mature shrubs and trees. The garden is perfect for a family to enjoy or for an avid gardener to landscape further. Adjoining open fields to the rear, the garden provides a delightful outdoor space to relax and enjoy the peaceful location.







LOCAL AREA

Situated in the village of Llanddewi Rhydderch with its village hall holding community events throughout the year and with an active church and chapel. There are also views of the local Skirrid and Sugar Loaf mountains. The historic market town of Abergavenny, often referred to as the “Gateway to the Brecon Beacons / Bannau Brycheiniog National Park” is approximately 4 miles away and lies on the banks of the River Usk. The town offers a wide range of amenities including shops, public houses and restaurants, places of worship, doctor and dentist surgeries, a cinema, theatre and secondary school. Abergavenny also has a leisure centre with indoor swimming pool. The town of Monmouth voted by the Sunday Times as one of the top 3 towns to live in the UK, is circa 14 miles away. Abergavenny, Monmouth and surrounding villages offer primary schools and high schools with public schools located in Monmouth and Newport. Some of the primary schools have transportation to collect children from their homes. The area is well known for its outdoor recreational activities. For gastronomic enthusiasts, there are several well renowned local restaurants and Abergavenny hosts a prestigious annual Food Festival. The property is within circa 3 miles of the A40, A4042 and A465 trunk routes which in turn lead to the M4/M5/M50 motorway network and onto the cities of Bristol (circa 50 miles), Cardiff (circa 35 miles) and Hereford (circa 30 miles). A mainline railway station can be found in Abergavenny circa 4 miles.

Directions: From Abergavenny take the B4233 for approximately 3 miles then turn right signposted Llanddewi Rhydderch and Coed Morgan. Continue along the lane and upon entering the village, turn right into Church Lane. The property will be found a short distance up the hill on the left hand side.

**Views over surrounding countryside of Coed Morgan and Llanddewi Rhydderch*



INFORMATION

Asking Price: £580,000

Services: The property is connected to mains electricity, water and drainage. Oil fired central heating. Broadband: fibre to the premises.

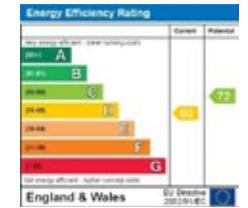
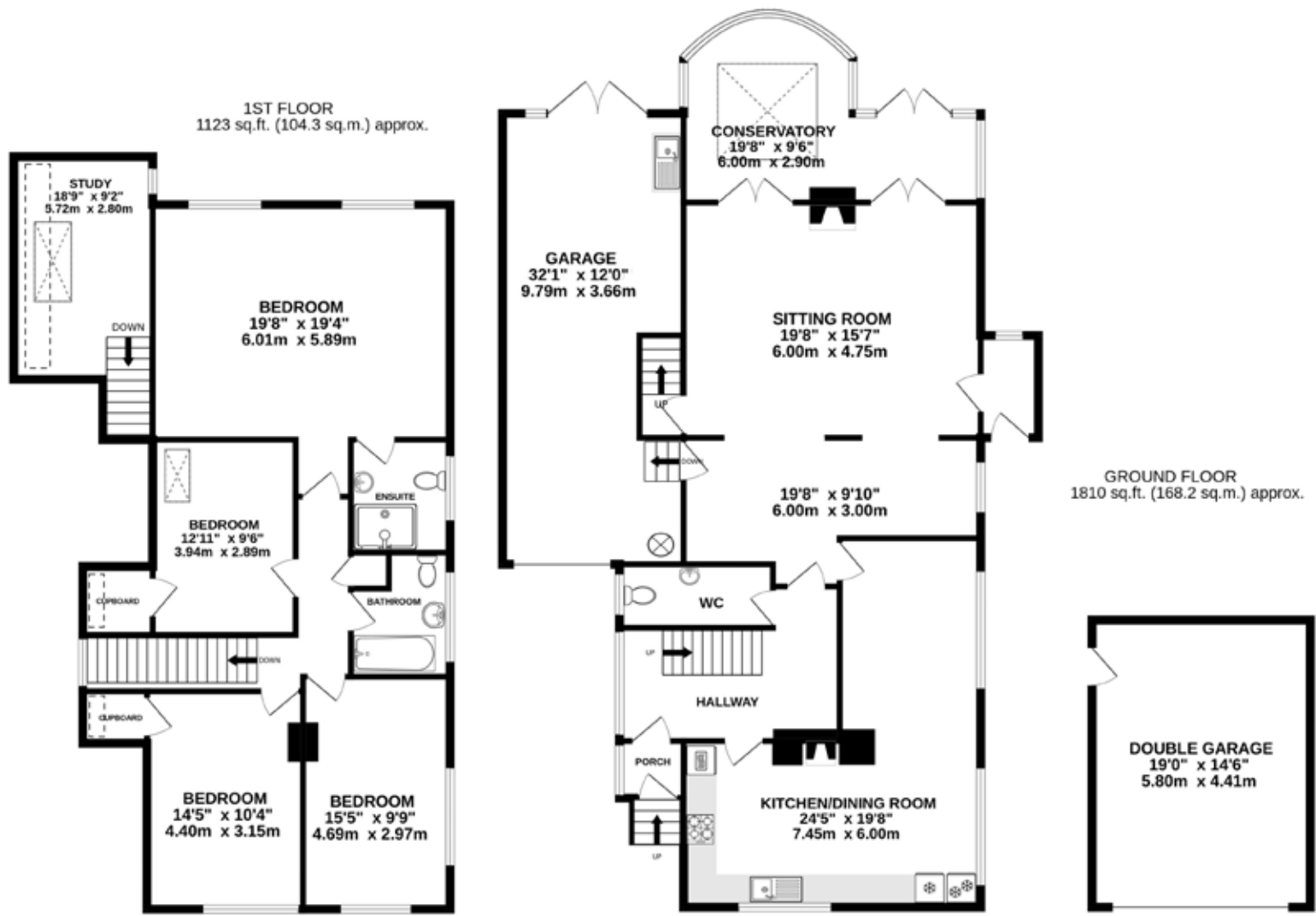
Local Authority: Monmouthshire County Council

Council Tax Band: F

EPC Rating: D

Tenure: Freehold.

Fixtures and Fittings: Unless specifically described in these



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed. 30.1.2023
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that make a home*

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BEN WATKINS

PARTNER MNAEA MARLA

Fine & Country Abergavenny & Crickhowell
Office: +44(0)1873 736 515
Mobile: +44(0)7718 491568
E-mail: ben.watkins@fineandcountry.com

Ben started his career in lettings before transferring over to property sales when he was asked to head up an office in Monmouthshire. As a business, we pride ourselves on the quality of our marketing, our attention to detail, passion for customer service and our experience not only to find a buyer for a property but to see the transaction through to completion. Estate Agency is a changing world, we are very forward thinking, embrace change and strive to be ahead of the curve. Being part of Fine & Country offers the best of both worlds – a global company with outstanding marketing and social media presence combined with intimate knowledge of the local area and a showroom situated in a prime location in Abergavenny. Outside of the business, my leisure time is spent running up a local mountain, in the gym or enjoying outdoor activities with my two young children.



HEATHER COOK

PARTNER MNAEA AssocRICS

Fine & Country Abergavenny & Crickhowell
Office: +44(0)1873 736 515
Mobile: +44(0)7809 832 528
E-mail: heather.cook@fineandcountry.com

Heather started her estate agency career in the 1990s. In 2004 Heather joined an estate agency in Abergavenny which held the Fine & Country Licence for the Abergavenny and Crickhowell area. Within a short space of time, Heather purchased her business Partner's shares and she and her team have grown the brand over the past 18 years. Heather is passionate about the business and enjoys working with sellers and buyers from the very beginning of their journey until the keys are finally handed over. Heather loves property.... whether a beautiful period townhouse, a contemporary home or a rural property with land. Heather enjoys the outdoors, walking her dogs through the beautiful countryside of the Brecon Beacons National Park and also, practicing yoga, going open water swimming and more recently, learning to paddleboard.



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Fine & Country Abergavenny & Crickhowell
21 Nevill Street, Abergavenny, Monmouthshire NP7 5AA
+44(0)1873 736 515 | abergavenny@fineandcountry.com

