



Estate Agents

Taylor & Co

Abergavenny

Bryncelyn Close

The Bryn, Abergavenny NP7 9AJ

Asking Price

£475,000

Bryncelyn Close

The Bryn, Abergavenny, Monmouthshire, NP7 9AJ

Handsome double fronted detached family home in a popular semi-rural hamlet just 2.5 miles from Abergavenny
Glorious countryside views over the beautiful Vale of Usk towards the river | Expansive elevated sun terrace with balcony surround

Ideal multi-generational home | Four double bedrooms with four bath/shower rooms (including one on the ground floor) | Four reception rooms overlooking the gardens
Kitchen / breakfast room | Games room & garaging complex with two utility / storage areas | Extensive off street parking

This substantial double fronted family home is nestled in a cul-de-sac setting in a perennially favoured semi-rural hamlet on the outskirts of Abergavenny and enjoys far reaching countryside views across the beautiful Vale of Usk. Generously sized, this family residence is excellently proportioned and offers four double bedrooms served by four bath / shower rooms, one of which is on the ground floor, thereby offering the potential for multi-generational living or guest accommodation to suit. The four reception rooms are located off an expansive welcoming hallway with large feature staircase which leads to a central galleried landing. There is access from the hallway to a lower ground floor garaging complex with games room and utility stores with an opening onto the sweeping driveway which provides for extensive off street parking.

SITUATION | Situated between the historic market town of Abergavenny and the thriving community of Raglan, The Bryn is a small hamlet with some local amenities including a post office and general store. Although in a pleasant rural setting, there is easy access to road links via the Hardwick roundabout to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford,

Cwmbran and Cardiff. The nearest railway station is just 2.5 miles away in Abergavenny, with services to central London via Newport and Cardiff.

Abergavenny offers comprehensive shopping and leisure facilities, including a wide selection of boutique style shops, grocery and newsagent stores, supermarkets, and many well-known high street shops. Abergavenny also hosts a market several times a week. The town has its own cinema, theatre and leisure centre as well as several restaurants for evening entertainment. The area is also well served with schools for all ages in both the private and state sector.

ACCOMMODATION

ENTRANCE PORCH | Glazed panelled entrance door with stained glass leaded inserts and matching glazed panels to either side, mosaic tiled floor. A set of glazed panelled doors opens into:

A MOST WELCOMING RECEPTION HALLWAY | Superb feature return staircase to the first floor, coved ceiling, radiator, door to lower ground floor.

LOUNGE / DINER COMPRISING:

LOUNGE | Broad sliding double glazed door opening onto a sun terrace with countryside views towards the river, coved ceiling, two porthole style windows with stained glass inserts, wall light points, fireplace with attractive tiled slip surround, two radiators. An archway opens into:

DINING ROOM | Broad sliding double glazed doors open onto a large sun terrace with views across the garden towards the river, coved ceiling, panelled doors to hallway and kitchen, radiator.

SITTING ROOM | Double glazed windows to the front aspect, coved ceiling, radiator.

STUDY | Double glazed window to the front aspect, coved ceiling, radiator.

KITCHEN / BREAKFAST ROOM | The kitchen is fitted with a range of wall and base level units to include glazed cabinets, corner display shelving and drawers, wooden worktops with tiled splash backs, inset sink unit, inset four ring gas hob with extractor hood above, eye level double oven and grill, space for full height

fridge/freezer, space for dishwasher and washing machine, island unit with breakfast bar area incorporating power points, inset spotlights to the ceiling, double glazed window with views over the terrace and garden towards the countryside beyond, tiled floor. A partly glazed door opens into a **SIDE LOBBY** with a double glazed door opening to the front garden and a double glazed window to the rear.

GROUND FLOOR SHOWER ROOM | Fitted with a white suite to include a shower enclosure with thermostatic shower mixer within, lavatory, wash hand basin, coved ceiling, double glazed window, tiled walls, tiled floor.

FIRST FLOOR

GALLERIED LANDING | With three double glazed windows to the front aspect, coved ceiling, radiator, airing cupboard housing boiler control unit, (boiler located in loft), loft access.

BEDROOM ONE | Double glazed window to the rear aspect affording views over the garden to the countryside and river beyond, coved ceiling, radiator.

BEDROOM TWO | Double glazed bay window to the front aspect, coved ceiling, radiator. A panelled door opens into:

EN-SUITE SHOWER ROOM | Shower cubicle with thermostatic shower mixer within, wash hand basin, lavatory, tiled floor.

BEDROOM THREE | Double glazed window to the rear aspect with views across the garden to the countryside and river beyond, coved ceiling, two radiators, a panelled door opens to:

EN-SUITE BATHROOM | Panelled bath, wash hand basin, lavatory, double glazed window, coved ceiling, tiled walls, radiator.

BEDROOM FOUR | Double glazed bay window to the front aspect, coved ceiling, radiator.

FOUR PIECE FAMILY BATHROOM | Fitted with a white suite to include a shower cubicle with thermostatic shower mixer, panelled bath with overhead shower attachment, lavatory and wash hand basin set into vanity unit with cosmetic counter over and cupboards above, frosted double glazed window, coved ceiling, ladder towel radiator, tiled walls.

LOWER GROUND FLOOR

GAMES ROOM | An excellent place for home working or gamers with lighting, power, understairs storage cupboard, radiator. A door opens into:

GARAGE COMPLEX COMPRISING:

GARAGE | Electric vehicular door, lighting electric.

UTILITY STORAGE AREA | lighting electric, tiled floor, fitted cupboards. **UTILITY STORAGE AREA** | Lighting, storage cupboards, tiled floor.

OUTSIDE

FRONT GARDEN | The property sits East to West and therefore enjoys the morning and evening sun over the rear and front aspects. The property is set well back from the roadside and is approached via a pathway through deep flower bed borders to either side. A driveway provides off street parking and leads to the rear and the garage complex.

REAR GARDEN | An extensive raised terrace accessed from the lounge/diner provides an excellent spot to view the garden and offers views over the river towards the beautiful Vale of Usk beyond. A set of steps leads to the lower terrace which is lawned with plenty of herbaceous shrubbery borders and a walkway leading to the lower garden.



GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

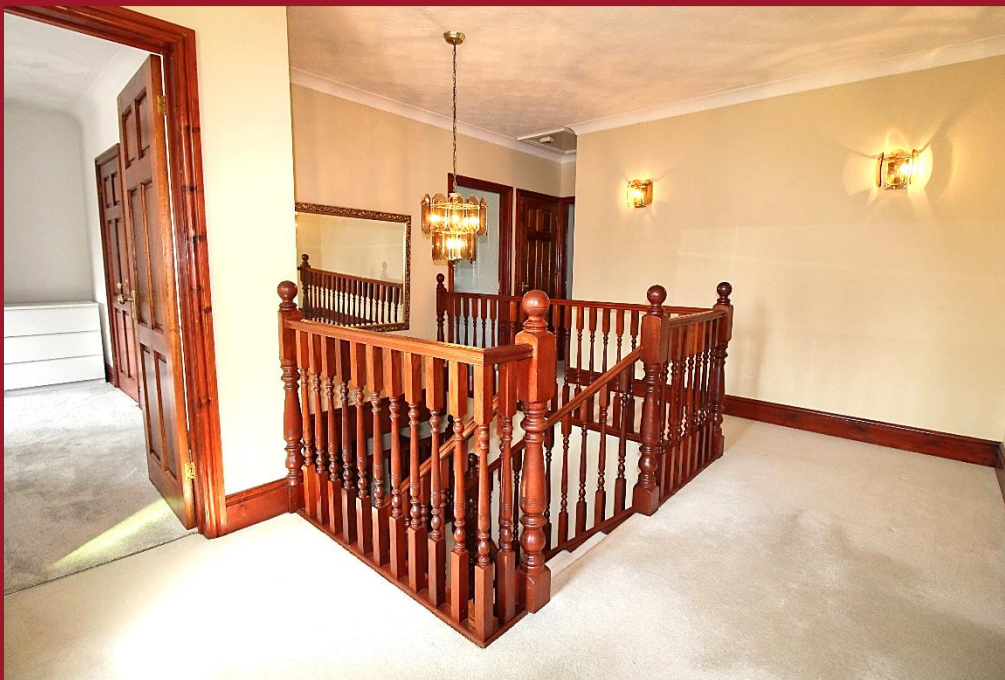
Services | Mains water and drainage, LPG central heating

Council Tax | Band H **EPC Rating** | Band C

Viewing Strictly by appointment with the Agents
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Abergavenny@taylorandcoproperty.co.uk

Reference AB102





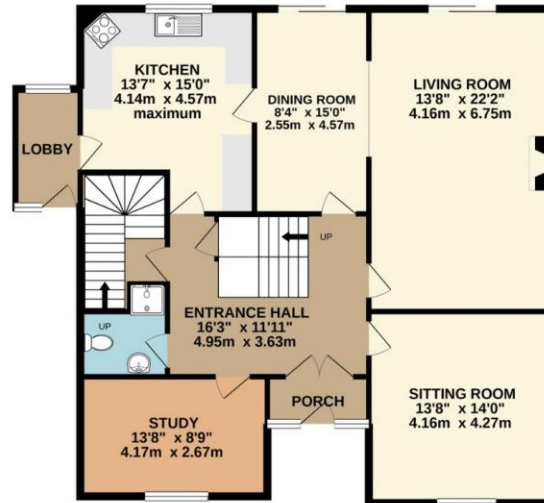




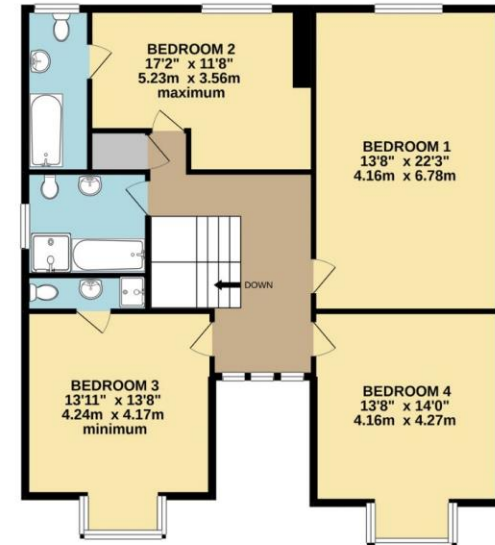
LOWER GROUND FLOOR
 966 sq.ft. (89.7 sq.m.) approx.



GROUND FLOOR
 1242 sq.ft. (115.4 sq.m.) approx.



1ST FLOOR
 1208 sq.ft. (112.3 sq.m.) approx.



TOTAL FLOOR AREA : 3416 sq.ft. (317.4 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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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.