

Estate Agents

Taylor & Co

Abergavenny

Pandy

Abergavenny NP7 8DL

Asking Price  
£630,000

# Pandy

Abergavenny, Monmouthshire, NP7 8DL

Three double bedroom timber frame and stone country home | Favoured village setting within sauntering distance of local shop and pub  
Hillside views over an adjoining field towards the Bannau Brycheiniog – Brecon Beacons – National Park  
Contemporary Scandi style home with 11' wide doors opening onto a westerly garden terrace | Pretty cottage gardens & off road parking  
Two large reception rooms | Kitchen/breakfast room, utility room & cloakroom | Ground floor bedroom with en-suite shower room  
Galleried landing | Triple aspect principal bedroom with sitting area | Four piece first floor bathroom serving the two bedrooms

This Scandi-style three double bedroomed timber frame and stone country residence was constructed in 2003 and enjoys an excellent location on the periphery of Llanvihangel Crucorney, with a shop and public house within sauntering distance of the front door, together with a primary school being a short distance away in Pandy. A generously proportioned family home with a contemporary design presentation, the stunning scenic views which surround this home are visible through its large windows, 11' wide doors in the reception spaces and velux windows over a galleried mezzanine landing, which all allow the light to filter through this truly beautiful home.

Offering a flexible configuration, this family size property is arranged over two floors to include bedroom and bathroom accommodation on each floor, lending itself to a variety of different personal circumstances to suit. Entered through a reception hall with utility room and cloakroom, a door opens into a dual aspect kitchen/breakfast room with a range of modern units; this opens into a spacious dining/family room with mezzanine over and glazed double doors which lead into a large, dual aspect living room with wood burning stove. Both reception rooms have direct access onto a decked terrace with a westerly aspect and a fabulous countryside backdrop.

To the first floor, there are two further bedrooms with vaulted ceilings; the triple aspect principal bedroom having a sitting area and tall, full width windows giving distant hillside views. These bedrooms are served by a modern four piece bathroom suite with shower. The bedroom on the ground floor has an ensuite shower room.

Outside, the property is set back from the lane and has a distinctly rural feel, being hidden from view from the lane behind a hedgerow with pretty cottage gardens adjoining a field and affording distant hillside views towards Great

Llwygy, Bryn Arw and the Skirrid Fawr, a range of hills that form part of the Black Mountains of the Bannau Brycheiniog – Brecon Beacons – National Park. The property is approached via a 5-bar gate and driveway providing off road parking for several vehicles. The well-designed gardens are well stocked with a variety of perennial and herbaceous shrubbery.

**SITUATION** | The village of Pandy is situated on a level and fertile plain at the foothills of the Black Mountains and is conveniently situated close to the A465 major route, with excellent road links to the M4 and, M50/M5. The nearest rail station is only 10 minutes away in Abergavenny with connections to Newport, Cardiff, London and beyond. The historically renowned Skirrid Mountain Inn, being the oldest and reputedly the most haunted Inn in Wales, is close-by in the neighbouring village of Llanvihangel Crucorney, as are the local Church, village store and garage. There are also several award-winning restaurants in the area.

The extensive and splendid mountain ranges and Offas Dyke which are all situated nearby, serve to attract thousands of tourists, walkers and cyclists to the village and surrounding areas. The market town of Abergavenny is 5 miles away, Hay-on-Wye, 12 miles and Hereford City 18 miles. There are two superb golf courses within 5 miles and the Celtic Manor Resort (2010 Ryder Cup venue) is just a 30 minute drive away. The nearest primary school is located just across the main road with secondary schools being found in Abergavenny, Monmouth and Hereford.

Abergavenny is famously known as being the Gateway to Wales. Enjoying a landscape rich in beauty and history, the town boasts a comprehensive range of shopping and leisure facilities, including a wide selection of boutique style shops, grocery and newsagent stores, supermarkets,

including a large Waitrose with Home section and many well-known high street shops. Abergavenny also hosts a farmers' market several times a week as well as having its own cinema, theatre, and leisure centre, plus several restaurants for evening entertainment. The area is well served by schools for all ages in both the private and state sector with popular fee paying choices being Monmouth Haberdashers, Hereford Cathedral and slightly further afield, Rougemont.

## ACCOMMODATION

**ENTRANCE HALL** | Composite entrance door with double glazed window to the side, spotlights to the ceiling, marmoleum flooring, cloaks hanging space, radiator.

**CLOAKROOM** | Lavatory, wash hand basin, extractor fan, radiator, inset spotlights, marmoleum flooring.

**From the entrance hall, a door leads to:**

**UTILITY ROOM** | Fitted with wall and base cabinets, worktop with inset sink unit, space for washing machine, floor standing boiler, double glazed window to the front, marmoleum flooring, storage cupboard.

**From the entrance hallway, a glazed oak panelled door opens into:**

**DUAL ASPECT KITCHEN / BREAKFAST ROOM** | The kitchen is fitted with a range of shaker style units in a flush door finish with complementary door furniture, contrasting granite worktops with upstands, inset double bowl sink unit, space for range style cooker, space for full height fridge/freezer, inbuilt wine rack, integrated dishwasher, two ring electric hob, double glazed windows with wooden sills giving

extensive countryside views to the rear and side, inset spotlights, radiator, marmoleum flooring. A partly glazed oak panelled door opens into:

**DINING ROOM** | Having a great sense of space and light provided by a partially vaulted ceiling with mezzanine and four velux windows over, a set of 11' 7" wide aluminum framed double glazed sliding doors opens onto an expansive hardwood timber decked terrace with extensive views across an adjoining field to the hillside beyond, oak flooring, two radiators, staircase to the first floor.

**A set of double oak glazed panelled doors opens into:**

**DUAL ASPECT LIVING ROOM** | A set of 11' 7" wide aluminum framed double glazed doors opens onto an expansive hardwood timber decked terrace with extensive view across an adjoining field to the hillside beyond, further double glazed window to the side, wood burning stove on a slate hearth, radiator, oak flooring.

#### **GROUND FLOOR BEDROOM SUITE**

**DUAL ASPECT BEDROOM** | Double glazed windows to the front and side aspects, inset spotlights radiator.

**EN-SUITE SHOWER ROOM** | A white suite with a large shower enclosure with glazed door and thermostatic shower mixer with supplementary handheld shower attachment, lavatory, wash hand basin set in a vanity unit with light over, ladder towel radiator, double glazed window to the front, inset spotlights, extractor fan, shaver point.

#### **FIRST FLOOR**

**GALLERIED MEZZANINE LANDING** | Affording countryside views over an adjoining field from four velux windows, supplemented by a double glazed window over the stairwell area, this galleried landing is bathed in natural light and overlooks the family room and garden terrace below. Radiator.

**TRIPLE ASPECT BEDROOM ONE** | A fabulous room with sleeping and sitting areas, featuring a superb aluminum framed window with French doors overlooking the adjoining field with views towards the hillside beyond, supplemented by two velux windows and a further double glazed window to both side, two radiators, inset spotlights, oak door.

**DUAL ASPECT BEDROOM TWO** | Two velux windows to the rear aspect affording high level countryside views, double glazed window to the side, eaves storage cupboard, radiator, oak door.

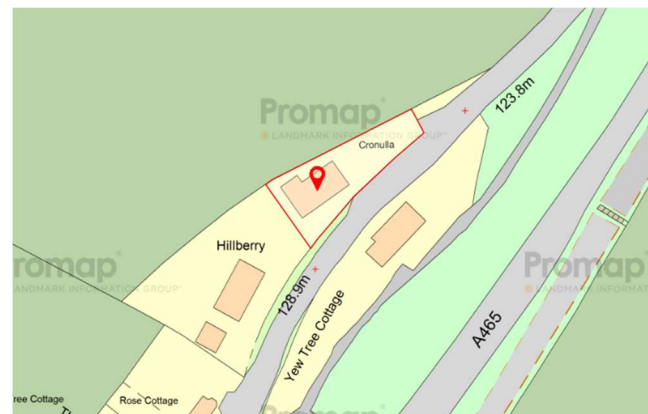
**FAMILY BATHROOM** | Fitted with a white four piece suite to include a panelled bath with overhead shower attachment, shower cubicle with thermostatic shower mixer, wash hand basin set into a vanity unit with lighting above and shaver point, eaves storage cupboard, two velux windows, inset spotlights, marmoleum flooring, oak door.

#### **OUTSIDE**

**FRONT** | Set back from the road and approached by a gravelled driveway providing off road parking for several vehicles, a footpath opens into a pretty cottage style garden brimming with herbaceous shrubbery and perennials to either side of the path. A set of steps leads to a garden courtyard with low stone retaining walls giving access to the entrance of the property. Access to the side and rear of the property.

**WESTERLY REAR GARDEN** | A hardwood timber decked terrace adjoins the back of the house with balustrade surround providing an excellent spot to watch the afternoon and evening sun setting over the adjoining field and hillside beyond. Side access to the front of the house with raised seating area. External power supply.

#### **BOUNDARY PLAN**



#### **GENERAL**

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

**Services** | Mains water, electric and drainage are connected to the property. Oil central heating.

**Council Tax** | Band G (Monmouthshire County Council)

**EPC Rating** | Band D

**Flood Risk** | No recorded flood risk from rivers or surface water according to Natural Resources Wales  
See <https://flood-risk-maps.naturalresources.wales/>

**Covenants** | The property is registered with HMLR on two plots, Title No's WA487788 & CYM886253. Important Note: The vendor has had an adverse possession claim approved by HMLR and has been granted possessory Title of CYM886253. There are restrictive covenants associated with the property: the property must remain as a single dwelling and cannot be used as a business premises.

**Local planning developments** | The Agent is not aware of any planning developments in the area which may affect this property.  
See <https://www.monmouthshire.gov.uk/planning/>

**Broadband** | Standard and superfast available.  
See <https://www.openreach.com/fibre-checker>

**Mobile network** | 02, EE, Vodafone provide likely indoor coverage.  
See <https://checker.ofcom.org.uk/>

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

**Reference** AB258



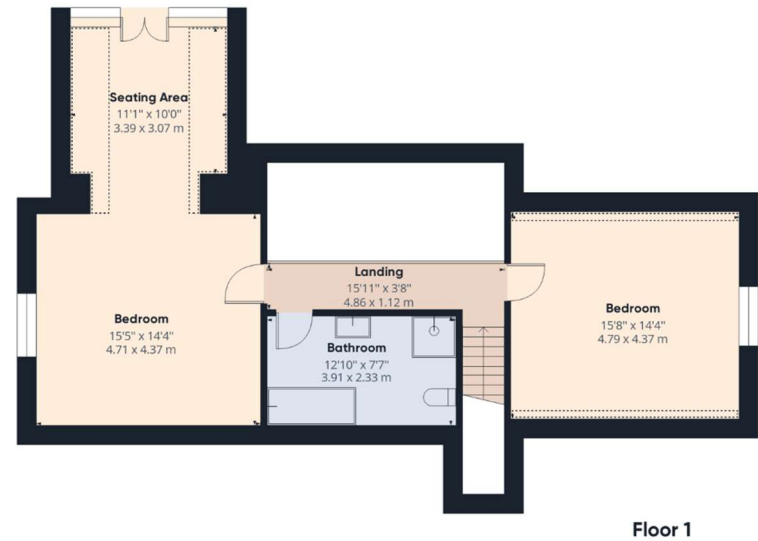








# Floorplan



**Approximate total area<sup>(1)</sup>**

1954.94 ft<sup>2</sup>  
181.62 m<sup>2</sup>

**Reduced headroom**

84.63 ft<sup>2</sup>  
7.86 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.