



Estate Agents

Taylor & Co

Abergavenny

Pandy

Abergavenny NP7 8DS

Asking Price
£375,000

Pandy

Abergavenny, Monmouthshire, NP7 8DS

Refurbishment opportunity | Two bedroomed detached family home in a favoured semi-rural position
Offered to the market for the first time in over 50 years | Impressive, large triple aspect room with A frame vaulted ceiling
Living room | Bathroom | Kitchen | Storeroom | Garage & driveway
Mature gardens with elevated patio and pond | Historic planning consent granted for additional dwellings in the garden
Solid fuel heating, solar panels

Enjoying a semi-rural position in the Monmouthshire village of Pandy, Taylor & Co are delighted to present this unusual family home, offered to the open market for the first time in over 50 years. Presented for sale as a refurbishment opportunity, this former forge is a single storey residence with a lower ground floor storeroom and has a footprint of approximately 1624 sqft/150 sqm. The property sits in mature gardens for which planning consent for the construction of a new dwelling was historically granted.

Originally a bungalow, the accommodation currently comprises two bedrooms, a living room, kitchen, and bathroom. The property was extended to the front to create an additional storey, the ground floor being a storeroom with a fixed stepway and hatch access to the first floor. On this level, a large triple aspect room with an A frame vaulted ceiling measuring approximately 33'6 x 17'11 provides entry into the principal part of the accommodation. This large room has been used for many years for weaving but now offers scope to be incorporated into the main body of the property either as a kitchen, large reception space or possible subdivision into other rooms to suit, subject to the necessary consent.

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 GROUND LEVEL TO:

STORE ROOM | Timber entrance door, three timber casement windows, stove, chimney recess, electrical supply, fixed stepway with entrance hatch to the upper floor, window to side elevation.

TRIPLE ASPECT ROOM | Wood framed windows to three sides, large 'A' frame vaulted ceiling with two Velux windows, stove, radiator, exposed floorboards and partial tiled floor, a set of wood framed double doors open into the garden. Control unit for solar panels and electricity consumer unit. **A set of steps leads up to:**

HALLWAY | Two wood framed double glazed windows, exposed floorboards, loft access, door to:

DUAL ASPECT LIVING ROOM | Sash windows to the garden, two windows to the rear, fireplace with stove, airing cupboard housing hot water cylinder, tiled floor, loft access. Door leading to:

INNER HALL | Stable style door to garden.

KITCHEN | Worktops with open shelving above, electric cooker point, space for washing machine, dishwasher and fridge, sink unit, larder cupboard, electric meter.

BATHROOM | Bath, wash hand basin, lavatory, frosted window, tiled floor.

FROM THE HALLWAY, DOORS TO:

BEDROOM | Wood frame double glazed window, radiator, open archway to living room, tiled floor.

BEDROOM | Wood frame window, radiator, storage heater.

OUTSIDE

FRONT | the property is set back from the roadside and is approached via a driveway leading to the front door. A Monmouthshire pitched paved pathway leads up the side of the property and into the rear garden. The driveway provides off road parking and gives access to:

OPEN BAY GARAGE 16'0 x 9'1 and adjoining **OPEN WOOD STORE 10'8 x 10'0**

REAR AND SIDE GARDENS | The property occupies a large and unusual size plot with gardens to three sides. A paved walkway runs alongside the rear of the property giving garden level access to the residential area of the house. The garden is well stocked with many plants with a stepway leading to a raised patio at the rear. The patio hosts a pond and is a perfect place for an elevated view over the garden.

To the side of the property is a large section of woodland garden on which planning consent was granted in 1963 for the construction of a pair of semis. The proposal allowed for the construction of a new driveway to connect from the site to the public highway. This area of garden was occupied by four cottages which were demolished as part of the consent process. Given the time lapse since this historic consent was granted, interested parties are advised to make their own enquiries as to the suitability of the site for future development. We offer this information to highlight the possible opportunity that the garden size might afford.



GENERAL

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

Services | Solid fuel central heating, solar panels, mains water and drainage.

Important Note | The neighbouring property has an historic right of access on the side access pathway to their property at the rear. Over time this use has reduced as the neighbour uses their own driveway for access.

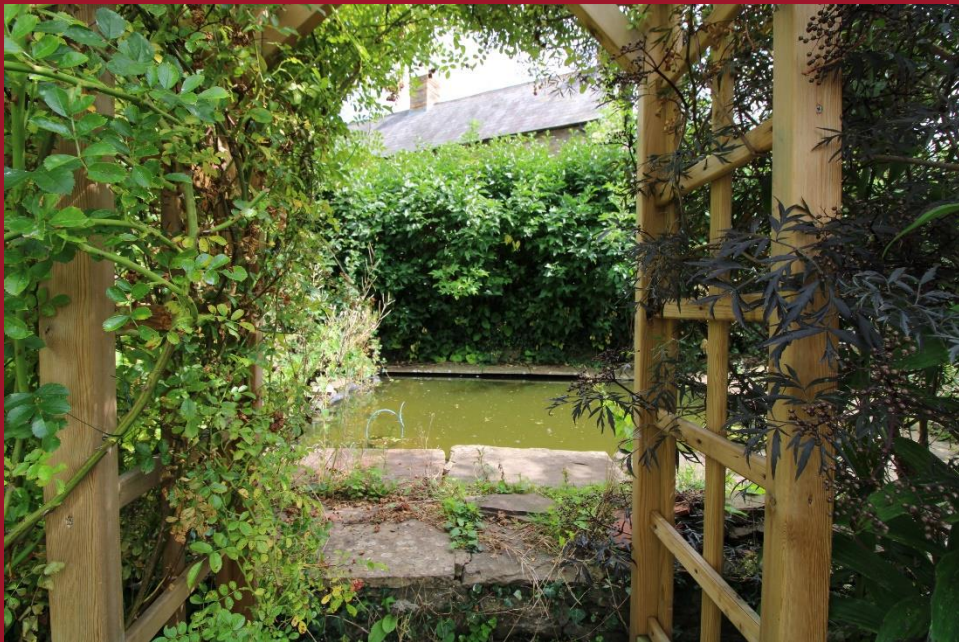
Council Tax | Band E
(Monmouthshire County Council)

EPC Rating | Band E

Viewing Strictly by appointment with the Agents
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Reference AB276





Floorplan



Approximate total area⁽¹⁾

1624.43 ft²
150.91 m²

Reduced headroom

12.34 ft²
1.15 m²

(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.