



Estate Agents

Taylor & Co

Abergavenny

Casa Calabria

Lower Station Road, Clydach South NP7 0LY

Asking Price
£465,000

Casa Calabria

Lower Station Road, Clydach South, Monmouthshire NP7 0LY

Located in an area of outstanding natural beauty in the Bannau Brycheiniog - Brecon Beacons - National Park
Schools and shops in nearby Abergavenny, Gilwern & Brynmawr | The Clydach Gorge, waterfall and river walks nearby
Children's playfield and football pitch within walking distance | Integral garage and off street parking

This attractive stone fronted, five bedroomed detached family home enjoys a traditional appearance complemented by a beautiful, contemporary interior. Designed to resemble a country home, the property is only about 25 years old and is arranged to balance the living requirements that one might expect in a superior family residence. Generously proportioned with spacious hallway and landing areas and a flexible configuration to support multi-generational living, this home has an appealing layout with a dual aspect open plan reception room with wood stove, a ground floor study or guest room with en-suite facilities, and an upgraded kitchen breakfast room with space for a large Range cooker. A blend of luxury Amtico flooring and exposed board planks runs throughout the lower floor, with carpeting on the upper floor. Three modern bathrooms with white suites provide bath / shower facilities on both floors serving the bedroom accommodation, supported by ancillary rooms including a utility room and a boot / freezer room which has access to an integral garage, all of which provide much valued storage space in a busy family home.

Outside, hillside views can be enjoyed from its well-kept gardens which border woodland and have an outlook over a small stream which runs below. Although sitting in a pretty area of outstanding natural beauty with plenty of countryside walks nearby and a park just moments away, this home has off road parking for several vehicles, in addition to the garage. Road accessibility is key to this home with a major A road being just a short drive away.

SITUATION | This family home occupies a great location in the hamlet of Clydach South in the Bannau Brycheiniog - Brecon Beacons - National Park. The Clydach Gorge is a tourist destination renowned for the late 18th Century Ironworks which have been designated a Scheduled Ancient Monument, the superb hillside walking, and the extensive cycling paths. Clydach borders the thriving village community of Gilwern. Local amenities in Gilwern include a primary school, a post office, a butcher, a petrol garage/general store, and several public houses.

For more comprehensive leisure and shopping facilities, the historic market town of Abergavenny is situated approximately five miles away. Abergavenny has a wide selection of boutique style shops, grocery and newsagent stores, supermarkets, many well-known high street shops and a market several times a week. The town has its own cinema and leisure centre as well as several restaurants for evening entertainment. Brynmawr is equally accessible via the A465 and has an out of town shopping park hosting supermarkets and clothing stores, whilst the high street has a highly regarded independent art deco cinema in the Market Square.

A railway station in Abergavenny has regular services into central London via Newport, whilst local road links via the A465 give easy access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff.

ACCOMMODATION

ENTRANCE HALLWAY | Double glazed entrance door, coved ceiling, radiator, Amtico flooring, staircase to the first floor, understairs storage cupboard, glazed panelled doors open into the lounge/diner and kitchen/breakfast room.

DUAL ASPECT LOUNGE / DINER | This dual aspect room has a double glazed window to the front aspect and a set of double glazed French doors opening into the garden, coved ceiling, fireplace with oak lintel over with a slate hearth housing a wood stove, two radiators, exposed floorboards.

KITCHEN / BREAKFAST ROOM | The kitchen is fitted with a range of cabinets in a shaker style finish incorporating a blend of knobs and cupped door furniture, wood style laminate worktops with matching upstands and tiled splashbacks and over counter lighting, inset stainless steel sink unit, space for a range cooker currently housing a Rangemaster with double oven, five burners and a griddle plate with extractor hood above, integrated dishwasher, coved ceiling, double glazed window to the rear aspect overlooking the garden. Amtico flooring, radiator. Open doorway to:

UTILITY ROOM | Fitted with matching kitchen cabinets, worktop with space for washing machine and fridge beneath, wall mounted Baxi boiler, extractor fan, double glazed door with window to

the side overlooking the gardens, continued Amtico flooring.

FREEZER / BOOT ROOM | Lighting, power, Amtico flooring, cloaks hanging space, door to integral garage.

From the hallway, a door opens into:

GUEST ROOM / STUDY | Double glazed window to the front aspect, coved ceiling, Amtico flooring, radiator, door to:

EN-SUITE SHOWER ROOM | Fitted with a white suite to include a shower cubicle with electric shower unit, vanity wash hand basin with lavatory in fitted bathroom furniture, extractor fan, ladder towel radiator, Amtico flooring.

FIRST FLOOR

MAIN LANDING | Inset spotlights, radiator.

BEDROOM TWO | Double glazed window to the rear aspect with hillside views, radiator.

BEDROOM FOUR | Double glazed window to the front aspect with views towards a playing field, radiator.

BEDROOM FIVE | Currently used as a dressing room with fitted wardrobes to one wall, double glazed window to the front aspect with views towards a playing field, radiator.

FAMILY BATHROOM | Fitted with a white suite to include a panelled bath with overhead shower attachment, lavatory, wash hand basin, frosted double glazed window, extractor fan, ladder towel radiator.

From the main landing a door opens into an inner hallway with loft access leading to two further bedrooms and a Jack & Jill shower room.

BEDROOM ONE | Double glazed window to the front aspect with views towards the playing field, radiator, door to:

JACK & JILL EN-SUITE SHOWER ROOM | This en-suite has doors to bedrooms 1 and 3 and is fitted with a contemporary white suite to include a shower cubicle with thermostatic shower mixer and supplementary handheld shower attachment, his 'n' hers vanity wash hand basins, lavatory with fitted bathroom furniture, frosted double glazed window, extractor fan, ladder tower radiator, Amtico flooring.

BEDROOM THREE | Double glazed window to the rear aspect with hillside views, radiator.

OUTSIDE

FRONT | The property is set back from the road and is approached via a block paved driveway which provides access to the front door and the garage. The driveway hosts a large flowerbed with stone retaining wall brimming with a variety of herbaceous shrubbery. The driveway provides off road parking for approximately three vehicles. Access to the side of the house and rear garden.

INTEGRAL GARAGE | Up 'n' over door, power and lighting, pedestrian door to the house.

REAR GARDEN | This delightful garden enjoys a countryside aspect over the hillside beyond with a small stream running below. The garden features a shaped lawn with deep flowerbed borders and a stone flagged patio providing a wonderful spot from which to admire the surrounding landscape.

GENERAL

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

Services | Mains electric, water and drainage are connected. LPG gas central heating.

Council Tax | Band F (Monmouthshire County Council)

EPC Rating | Band C

Flood Risk | No flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number CYM99050. There are restrictive covenants associated with the property.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property.

Broadband | According to Openreach, in this area, there is full fibre broadband, fibre to the cabinet and copper connection, refer to Openreach for further information.

Mobile network | According to Ofcom, 02, EE and Three have likely outdoor coverage, limited Vodafone indoor coverage, refer to Ofcom for further information.

Viewing Strictly by appointment with the Agents
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Reference AB421





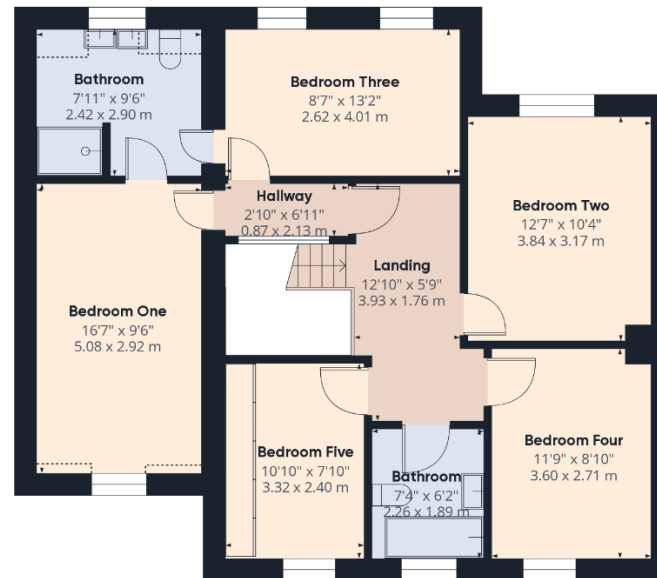
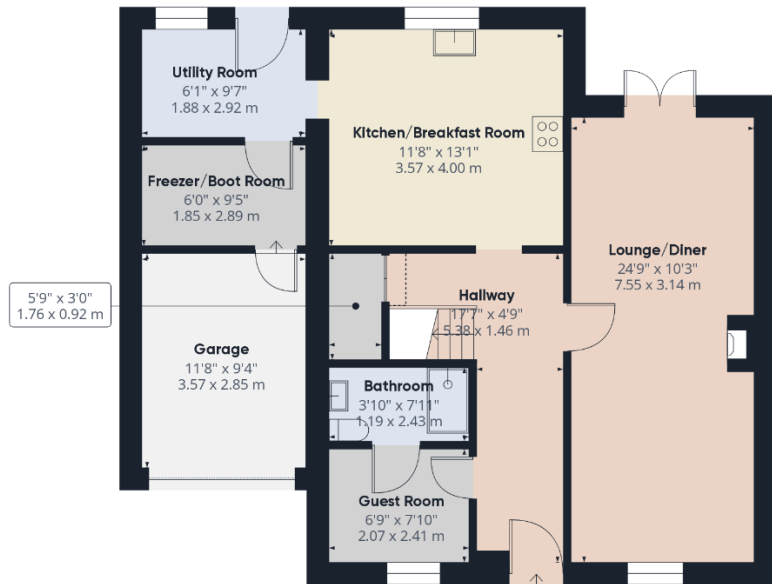






Floorplan

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Abergavenny



Approximate total area⁽¹⁾

1666.79 ft²
154.85 m²

Reduced headroom

31.37 ft²
2.91 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.