



Llanvihangel Crucorney
Abergavenny, NP7 7LB

Estate Agents
Taylor & Co
Abergavenny

Asking Price
£525,000

Penyclawdd Lane

Llanvihangel Crucorney, Abergavenny, Monmouthshire NP7 7LB

Occupying a beautiful rural location with stunning views across the surrounding landscape
A superbly presented traditional detached bungalow that has been modernised in more recent years
Spacious sitting room with log burner | Attractively fitted kitchen/dining area | Three bedrooms
Bathroom and separate shower room | Double glazing | LP Gas central heating
Beautiful garden with extensive parking for several vehicles plus a large single garage

An attractive and beautifully presented detached bungalow situated in a stunning rural location on the fringe of the small village of Llanvihangel Crucorney about four miles to the north of Abergavenny Town. The property sits in the shelter of the Brynawel mountain within the Bannua Brycheiniog National Park and enjoys panoramic views over surrounding farmland towards some of the more famous mountain peaks including the Skirid Fawr. The accommodation is quite versatile in its arrangement and includes a welcoming reception hall, a spacious sitting room with log burner and dual aspect windows, an attractive traditionally styled fitted kitchen with adjoining dining area, a separate inner hallway with useful storage cupboards, three bedrooms plus a shower room and family bathroom. There is an attached single garage and extensive off road parking for several vehicles plus a very useful garden store shed with log store. The gardens are beautifully laid out with lawns, flower beds, shrubs and trees plus separate sitting areas and a terrace that takes full advantage of the breathtaking scenery.

SITUATION | The village of Llanvihangel Crucorney is situated on a level and fertile plain at the foothills of the Black Mountains and is conveniently situated just a short distance from the A465 major route, with excellent road links to the M4 and, M50/M5. The nearest rail station is only 5 minutes away with easy and hourly connections to Hereford, Newport, Cardiff, London and beyond. The historically renowned Skirid Mountain Inn, being the oldest and reputedly the most haunted Inn in Wales is located within the village as are the local Church, the local Shop and Garage. There are also several award-winning restaurants in the area. The extensive and

splendid mountain ranges and Offas Dyke path are also all situated close by. The market town of Abergavenny is 4 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. 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

PORCH | Entered from the front via a double glazed door with leaded panes and letter box, tiled floor, double glazed window to the front, double doors opening into the hallway.

HALLWAY | With large loft access hatch and partly carpeted/partly tiled floor, built in storage cupboard, two radiators, extensive range of built in cupboards with shelving.

SITTING ROOM | With dual access from both the kitchen and hallway, chimney breast with attractive brick fire surround housing a cast iron log burner, television aerial point, picture rail, coved ceiling, dual aspect double glazed windows taking full advantage of the beautiful views across the garden and surrounding farmland to the hills beyond.

KITCHEN/DINING ROOM | The Kitchen area is attractively fitted with a matching range of modern, traditionally styled floor and wall units incorporating both drawers and cupboards, contrasting worktops with tiled splashback and inset circular sink with mixer tap, CHEFMASTER dual fuel range cooker with electric double oven/grill and 5 burner gas hob plus halogen warming plate with cooker hood over, complimentary floor tiles throughout, space and plumbing for washing machine, two radiators, wall mounted 'Worcester' combination type LP Gas fired boiler supplying heating and hot water, coved ceiling, double glazed window to the rear and double glazed windows to the side and front that again enjoy views over the garden and surrounding farmland.

BEDROOM ONE | Enjoying dual aspect double glazed windows to the side and rear overlooking both the garden and surrounding farmland, radiator, built in furniture including two double wardrobes plus central dressing table with drawers and overhead spotlight.

BEDROOM TWO | Also enjoying dual aspect double glazed windows to the front and side again looking over both the garden and farmland to the front, radiator, built in double wardrobe, picture rail, coved ceiling.

BEDROOM THREE | With double glazed French doors opening to the garden, built in double wardrobe, radiator, picture rail, coved ceiling.

SHOWER ROOM | Fitted with a modern suite in white with chrome fittings comprising a large step in shower cubicle with electric shower unit, low flush toilet with push button dual flush cistern, vanity wash hand basin with mixer tap and cupboards beneath, waterproof marble effect wall boarding, inset ceiling downlighters and ceiling extractor fan, electric towel heater.

INNER HALL | Loft access hatch, double doors opening from the rear porch.

BATHROOM | Fitted with a modern four piece suite again in white with chrome fittings and including a moulded panelled bath with mixer tap, low flush toilet with push button dual flush cistern, pedestal wash hand basin and a large corner shower cubicle with curved sliding doors and an electric shower unit, frosted double glazed window, electric shaver point, two period style combined radiators/towel rails, complimentary waterproof wall boarding.

REAR PORCH | With a polycarbonate roof and tiled floor plus double glazed entrance door with matching double glazed side panels opening to the driveway.

OUTSIDE

The property is approached from a private lane via a tarmacadam driveway providing extensive off road parking for several vehicles and leading to an attached single garage.

GARAGE | With up and over door from the driveway, electric points and light.

The driveway is flanked by an additional paved parking space plus a small lawn with flower beds and a large timber garden store with adjoining wood store.

A pathway leads around the rear of the property whilst to the front a gated entrance opens onto a paved sitting area giving access to the front porch. The principle area

of garden is to the opposite side and is approached via a short flight of steps to a well kept lawn including various flowers, shrubs and trees including a beautiful magnolia. There is a sunny, formal sitting area that takes full advantage of the outstanding views plus a concealed LP Gas tank (1200 litre) and space for a rotary cloths line.

GENERAL

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

Services | Mains electric and water, private drainage, LPG gas fired central heating.

Council Tax | Band F (Monmouthshire County Council)

EPC Rating | Band F

Flood Risk | Low risk from surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number WA342703. 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. Refer to Monmouthshire Planning.

Broadband | Fibre connection to the premises, fibre to the cabinet and copper wire connection available, according to Openreach.

Mobile network | Limited indoor coverage. According to Ofcom.

DIRECTIONS | From A40 in Abergavenny town turn opposite Tesco at the western end of Frogmore Street into pen-Y-Pound. Continue straight through the traffic lights into Old Hereford Road and continue out into the country, staying on this road, for approximately 3.5 miles and turn left into Penyclawdd lane. The entrance to the property is the third driveway on the right hand side.

Viewing Strictly by appointment with the Agents

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Floorplan

Estate Agents

Taylor & Co

Abergavenny



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