



**PENTRE
LLANGATTOCK LINGOED, ABERGAVENNY**



PENTRE

LLANGATTOCK LINGOED, ABERGAVENNY, NP7 8RR

Abergavenny 8 miles • Monmouth 13 miles • Bristol 56 miles • London 163 miles

Pentre is an idyllic smallholding set in stunning countryside with far reaching views towards central Monmouthshire and the Skirrid Mountain beyond. The non traditional construction or woolaway bungalow is set back from the road with a large garden and parking area. The adjoining agricultural land extends to approximately 12.04 acres of flat and gently sloping permanent pasture.

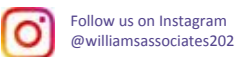
FOR SALE BY PRIVATE TREATY



CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire. NP7 9AH

Tel: 01873 840726 Email: info@williamsassociates.org.uk web: www.williamsassociates.org.uk



Pentre is set in a stunning and elevated position amongst the beautiful rolling Monmouthshire countryside. The property would make an ideal smallholding and has potential for redevelopment (subject to obtaining the necessary Planning Consents).

- Modern kitchen, lounge, three good size bedrooms and bathroom.
- Large garden with off road parking area.
- 12.04 acres of permanent pasture land together with timber frame and corrugated tin shed.
- Elevated location overlooking the sought after village of Llangattock Lingoed with its own traditional Public House and Inn plus Church.
- The Offa's Dyke path passes through the property on the western edge providing spectacular walks along its 177 mile path from North Wales to South Wales, through no less than 8 counties along the way.
- The towns of Abergavenny and Monmouth are within easy reach offering an extensive range of retail shops, supermarkets, schools and leisure facilities.
- The property is sold subject to a Certificate of Lawful Existing Use/Development (CLEUD).



PENTRE

LLANGATTOCK LINGOED,
ABERGAVENNY, MONMOUTHSHIRE

The woolway or non traditional construction bungalow was erected in the early 1980's in its current location. The bungalow is well positioned within a large plot with stunning views from the living room in a southerly direction. The property provides comfortable and modern living arrangements and is also ideal for redevelopment if required (subject to obtaining the necessary Planning Consents).

The accommodation briefly comprises:-

Entrance

Front door with UPVC frosted glass. Wood laminate flooring. Radiator.

Sitting Room

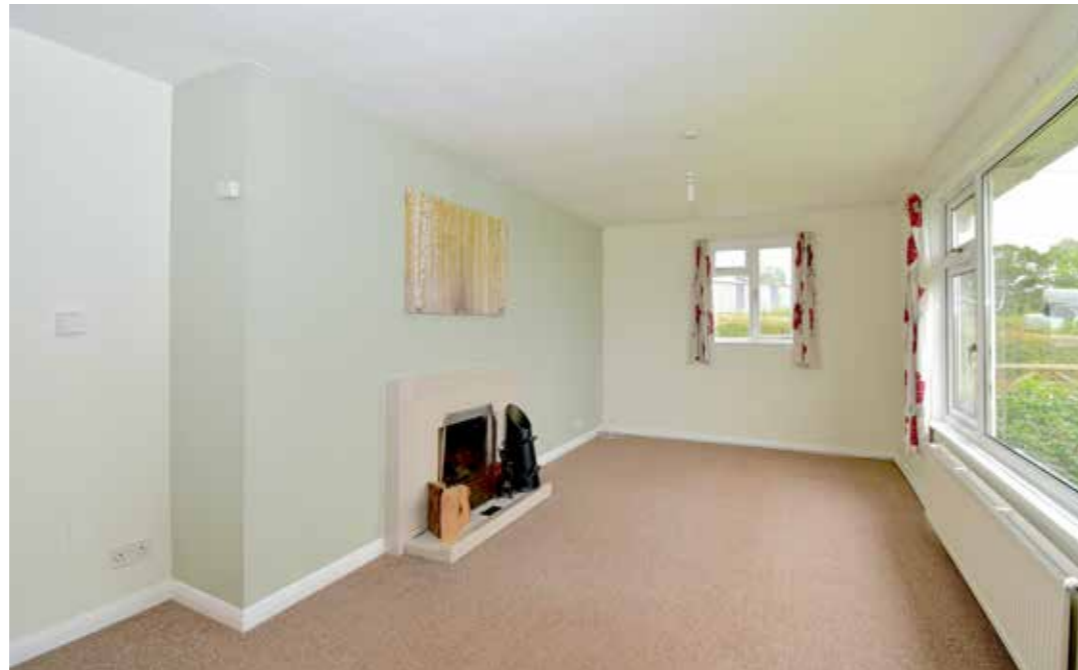
Open fireplace with ceramic surround and hearth. UPVC double glazed window to front. Wood double glazed window to side. Carpet. Radiator.

Kitchen

Fitted with a range of wall and floor units. Wood effect worktop. Single sink and drainer. Radiator. Appliances to include: hob and integrated electric oven. Cupboard housing hot water cylinder. Laminate flooring.

Rear Lobby

Laminate flooring. Radiator. Door to rear.



Bedroom 1

UPVC double glazed window to front. Radiator.

Bedroom 2

UPVC double glazed window to front. Radiator.

Bedroom 3

Wood double glazed window to rear. Radiator.



WC

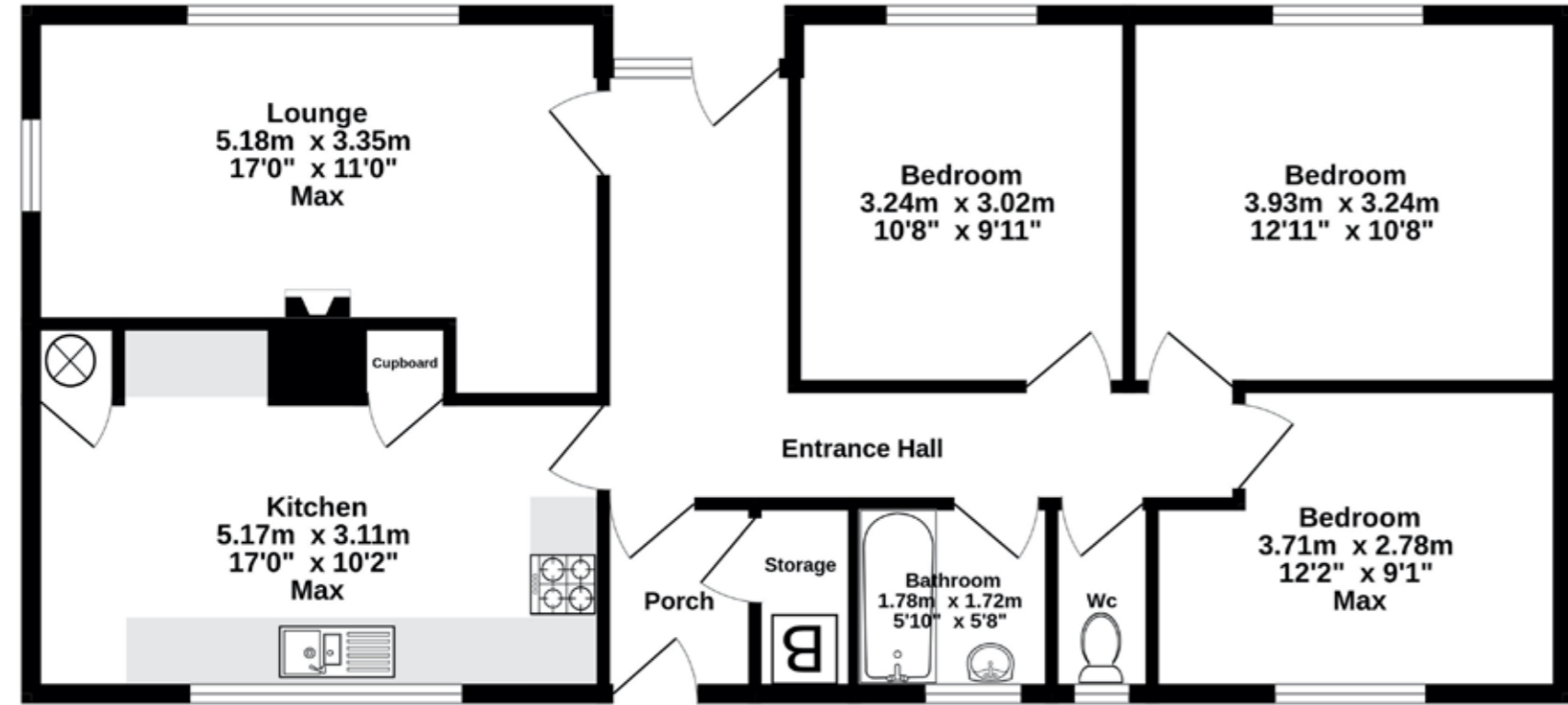
Radiator. Tiled floor.

Bathroom

Wash hand basin. Bath with "Galaxy Aqua 2000" electric shower. Single glazed wooden window to rear.



Ground Floor
83.5 sq.m. (898 sq.ft.) approx.



TOTAL FLOOR AREA : 83.5 sq.m. (898 sq.ft.) 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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Gardens and Lawn

The bungalow stands in a generous size plot with uninterrupted views over open countryside. There is a good size parking area with space for several vehicles and a timber frame with corrugated tin sheet building nearby which was a former pigeon loft.



SERVICES

Mains water connected (the buyer to arrange for the installation of a new water meter within three months of completion. Septic tank drainage and oil fired central heating.

COUNCIL TAX BAND: TBC

EPC RATING: F

TENURE

Freehold with vacant possession.

METHOD OF SALE

The property will be sold by Private Treaty.

LOCAL AND PLANNING AUTHORITY

Monmouthshire County Council, County Hall, Rhadyr, Usk, Monmouthshire, NP15 1GA.
Tel: 01633 644880

DIRECTIONS

 what3words

homes.diamonds.dressings

PLANNING

The property is sold subject to an Agricultural Occupancy Condition (AOC), however, a Certificate of Lawful Existing Use/Development (CLEUD) for non-compliance with the AOC has been granted. Further details can be found on

IMPORTANT NOTICE

These particulars have been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves, by inspection or otherwise, regarding the items mentioned below and as to the contents of these particulars. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, not that the property remains as displayed in the photograph(s). No assumption is made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all the necessary planning, building regulations, or other consents. Where any reference is made to planning permission, or potential uses, such information is given in good faith. The information in these particulars do not form part of an offer or contract and neither the Agents or their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Monmouthshire Council website under Planning Application Number: DM/2022/01402.

VIEWINGS

Strictly by appointment only with the sole selling Agents.

MONEY LAUNDERING

We are required by Law to verify the identity and address of everyone who offers, bids or buys property.

Please provide the following documentation with your offer:-

1. Photo ID e.g. Passport or Driving Licence
2. Residency ID e.g. current Utility Bill

HEALTH & SAFETY

Neither the seller nor the selling Agents are responsible for the safety of those viewing the property and accordingly, all individuals do so at their own risk.

FIXTURES AND FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in the sale particulars.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all existing rights of way, light,

support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of County or Local Authorities.

BOUNDARIES, PLANS, AREA AND SCHEDULE

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars or plans, or its interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final.

SOLE SELLING AGENTS

Williams Associates Chartered Surveyors

The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire, NP7 9AH.

Tel: 01873 840726

Email: info@williamsassociates.org.uk

Contact: Stephen Williams, Eifion Morgan or Sally Bigley.



