



FOR SALE BY PRIVATE TREATY

ABERNANT, THE BRYN, PENPERGWM, ABERGAVENNY, NP7 9AL

A unique opportunity to purchase two attached dwellings positioned in a large, corner plot in a sought after village. Within easy reach of Abergavenny and Raglan, Abernant and Minafon offer the perfect combination for those looking for multi-generational living or potential investment accommodation.

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

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

Tel: 01873 840726



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Williams Associates

Email: info@williamsassociates.org.uk

web: www.williamsassociates.org.uk



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- Principle 4 bedroom dwelling.
- Additional 2 bedroom dwelling.
- Private gardens and driveway.
- Solar panels and EV charger.
- Village location with local amenities.
- Easy access to the A40 and M50/M4 motorways.

ABERNANT

Entrance Hallway UPVC double glazed obscure glass panel porch with further glass panel door opening to entrance hall. Hallway has open storage area and open plan stairs to first floor landing. Wood panel doors open to:

WC Sliding wood panel door opens to ground floor WC with white suite comprising; WC and wash hand basin. UPVC double glazed obscure glass panel window to front aspect. Radiator.

Living Room Wood panel door from entrance hall leads into open plan living area, running the full depth of the property. UPVC double glazed windows situated to the side and rear aspect with further patio door to side aspect providing a good level of natural light and views over the garden. Feature stone surround to wall with closed log burner inset. Radiator. Further wood panel door opens to:

Kitchen Good sized kitchen with space for dining table and comprising a good selection of pale wood effect laminate wall and base units with stainless steel sink inset to complimentary worktop. Space for oven unit. UPVC double glazed window situated to the rear aspect providing a good level of natural light. Radiator. Wood panel doors open to both utility and boiler room.

Utility Room Entered via an obscure glass panel wooden door from kitchen with Belfast sink inset to worktop. UPVC double glazed window to rear aspect. UPVC double glazed obscure glass panel door opening to garden.

Boiler Room Entered by an obscure glass panel wooden door from kitchen housing the boiler. Further wood panel door opens into the kitchen of Minafon, the connecting annex. UPVC double glazed window to front aspect.

Second Living Room Second reception room situated to the front aspect of the property is accessed via wood panel door from entrance hall. UPVC double glazed windows, one to the front aspect and the other to the side aspect. Radiator.

Landing Open plan staircase leads to first floor landing with built in storage cupboard housing hot water cylinder. Wood panel doors lead to:

Bedroom 1 Double bedroom to the front aspect of the property with double wooden doors opening to storage cupboard. UPVC double glazed windows to the front and side aspect occupying views and provides a good level of natural light. Radiator.

Bedroom 2 Double bedroom to the rear aspect of the property with double wooden doors opening to storage cupboard. UPVC double glazed window to side aspect occupying views of the garden area and provides a good level of natural light. Radiator.

Bedroom 3 Double bedroom to the side aspect of the property. UPVC double glazed window to side aspect occupying delightful views of the garden and provides a good level of natural light. Radiator.

Bedroom 4 Fourth good sized bedroom to the rear aspect of the property. UPVC double glazed window to rear aspect providing a good level of natural light. Radiator.

Bathroom First floor bathroom, to the rear aspect of the property with modern white suite comprising; bath, separate mixer shower, WC and wash hand basin. UPVC double glazed obscure glass window to rear aspect providing good level of natural light. Mirror inset to PVC cladding. Radiator.



MINAFON

Dining Room UPVC double glazed obscure glass panel door opens to dining area, open with the kitchen. UPVC double glazed window to front aspect provides a good level of natural light. Wall mounted time and temperature zone control and underfloor heating. Open plan staircase leads to first floor landing.

Kitchen Good sized kitchen with space for washing machine. Kitchen comprises a good selection of pale wood effect laminate wall and base units with stainless steel sink inset to complimentary worktop. The worktop steps into the dining area providing a breakfast bar. Integrated electric oven and four ring electric hob. Floor mounted oil boiler. UPVC double glazed window situated to rear aspect. UPVC double glazed, obscure glass panel door opening to the rear garden. Further wood panel door opens to boiler room connecting this annex to the main property, Abernant. Underfloor heating.

Living Room Wood panel door from dining area enters into open plan living area. UPVC double glazed window to front aspect with further UPVC double glazed patio door to side access, both providing a good level of natural light. Wall mounted time and temperature zone control, underfloor heating. Wall mounted air conditioning unit.

Landing Open plan stairs lead from dining area to first floor landing with UPVC double glazed window providing good level of natural light. Wood panel doors open to:

Bedroom 1 Double bedroom to the front aspect of the property. UPVC double glazed window to front aspect occupying delightful views and provides a good level of natural light. Radiator.

Bedroom 2 Good sized bedroom, again to the front aspect of the property. UPVC double glazed window to front aspect providing a good level of natural light. Radiator. There is a low level door that opens to the loft space above the living room.

Bathroom First floor bathroom, to the rear aspect of the property with white suite comprising; bath with mixer shower over, WC, bidet and wash hand basin. UPVC double glazed obscure glass window to rear aspect providing good level of natural light. Radiator.



OUTSIDE

To the front of the dwellings is a short driveway with a lawn area to the left hand side with mature shrubs and flowers. To the rear of Abernant is a private and appealing lawned garden. To the front of the house is ample room for several vehicles as well as profiting from an EV charger being installed.



DIRECTIONS

Sat Nav: NP7 9AL (the property will be identified with a Williams Associates "For Sale" board).



squeezed.fancied.tram

TENURE

Freehold with vacant possession upon completion.

SERVICES

Mains water, mains electricity, solar electricity, mains drainage and oil central heating.

FIXTURES AND FITTINGS

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

EPC RATING

Abernant: D **Minafon:** D

SOLAR PANELS

Positioned on the roof of Abernant is a solar array. The panels are positioned on the roof under a lease agreement with Green Electricity Generation Ltd. The lease will remain in effect until the 1st March 2037. The owner of Abernant benefits from the use of the electricity but receives a peppercorn rent and no feed in tariffs. Please contact the selling agents for more information.

COUNCIL TAX BANDING

Abernant: G **Minafon:** D

LOCAL AND PLANNING AUTHORITY

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

METHOD OF SALE

The property is for sale by Private Treaty. The vendors and their agent reserve the right to conclude the sale via any alternative sale method as they see appropriate.

PLANNING

All prospective purchasers must rely upon their own enquires with regard to all planning matters.

VIEWINGS

Strictly by appointment only with the sole selling Agents.

SOLE SELLING AGENT

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 or Sally Bigley

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 AND 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.

WAYLEAVES, EASEMENTS AND 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.



NOTICES

1. These particulars have been prepared in all 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.
2. 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.
3. 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.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries.
5. It should not be assumed that the property has all 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.
6. The information in these particulars do not form part of an offer or a contract and neither the Agents or their employees have any authority to make or give any representations or warranties whatever in relation to this property.

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