



Ty Llwydd
Llanthony | Abergavenny | Monmouthshire | NP7 7NN

KEY FEATURES

- Property and garden enjoys stunning hillside views
- Three double bedrooms with wonderful outlook
- Light and spacious triple aspect sitting room with French doors opening onto a delightful garden
- Located in an historic area within walking distance to Llanthony Priory
- Ground floor shower room and upstairs bathroom
- No onward chain

SELLER INSIGHT

“ Ty Llwyd is a peaceful and restorative haven. We have spent days exploring the mountains and the countryside; we have spent summer evenings under the brilliant stars and winter nights curled up next to the log burner; we have fallen asleep to the sound of the river and woken to birdsong. The Llanthony Valley is a beautiful, special place, and Ty Llwyd a much loved home.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



GROUND FLOOR

Enter through an enclosed porch into the large light and spacious triple aspect sitting room with French doors opening out onto the garden and a wood burning stove set within a stone fireplace. An inner hall has a separate door giving access to the side of the property and doors off to the downstairs shower room and dual aspect kitchen/dining room with rustic painted units and quarry tiled floor.





FIRST FLOOR

To the first floor are three double bedrooms all with wonderful views, a family bathroom and separate WC.



OUTSIDE

The enclosed garden, with stunning views over the surrounding hills, can be accessed from the sitting room and is mainly laid to lawn and bordered by mature hedging and trees, with a patio area located directly next to the house. Driveway parking is set behind a wooden gate for several vehicles.







LOCAL AREA

Llanthony Priory is a partly ruined former Augustinian priory in the secluded Vale of Ewyas, a valley within the Black Mountains area of the Brecon Beacons (Bannau Brycheiniog) National Park. The Llanthony valley is popular with walkers, horse riders and cyclists. The village of Llanthony has a public house, The Half Moon, and a bar and restaurant at The Priory. The famous Offas Dyke path is accessible nearby and is a very popular area for hill walkers all year round. Hay-on-Wye is approximately 8 miles away and is renowned for its selection of book shops and holds an annual Book Festival, that attracts many celebrities and visitors to the area. The historic market town of Abergavenny is approximately 10 miles away, and has excellent amenities, including hospital, primary and secondary schools, vibrant shopping centre and has links to the A449/A40 and A465. These A Roads lead to the motorway networks of M4/M5 and M50. The pretty market town of Crickhowell is approximately 15 miles away. The cities of Bristol and Cardiff are approximately 50 miles and 40 miles respectively from Abergavenny. The railway station in Abergavenny connects to the larger stations of Newport, Bristol, Cardiff and Hereford.

DIRECTIONS

From Abergavenny take the A465 towards Hereford. After approximately 5 miles take the left hand turning signposted Llanvihangel Crucorney. Continue for a short distance and turn left after the Skirrid Inn towards Llanthony. Keep on this road for approximately 14 miles following the signs for Llanthony. Continue into the village. Upon entering the village there is a large triangle green area on your left hand side and the gate to the property can be found on the other side of this area.

INFORMATION

Asking Price: £375,000

Local Authority: Monmouthshire County Council.

Council Tax Band: G. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

EPC Rating: F. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

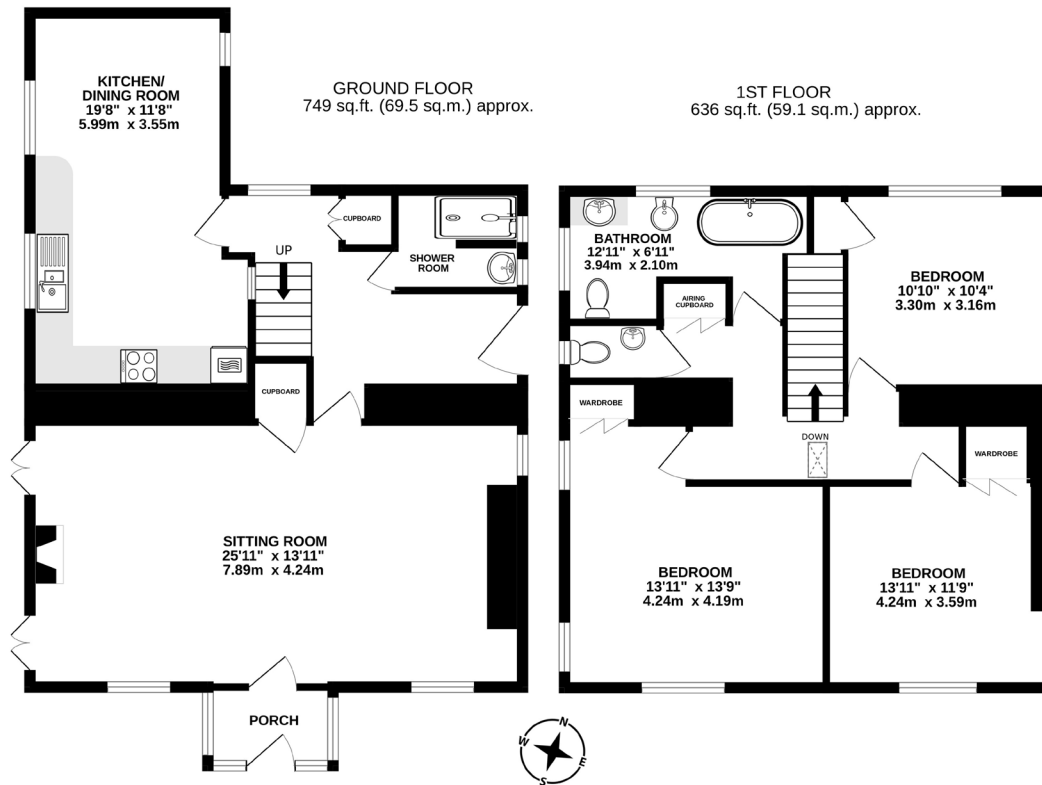
Services: We understand that there is mains electricity and water connected to the property. LPG gas heating and a sewage treatment plant for drainage.

Broadband: Standard broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: Please make your own enquiries via Ofcom.

Title: The property is registered under Title Number WA840500- copies of which are available from Fine & Country.

Agent's Notes: Please note all information will need to be verified by the buyer's solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.

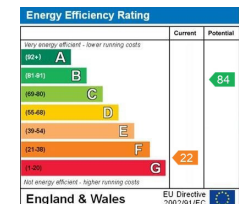


TY LLWYD, LLANTHONY, ABERGAVENNY, NP7 7NN

TOTAL FLOOR AREA : 1385 sq.ft. (128.6 sq.m.) 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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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*

THE FINE & COUNTRY
FOUNDATION



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Ben started his career in lettings before transferring over to property sales when he was asked to head up an office in Monmouthshire. As a business, we pride ourselves on the quality of our marketing, our attention to detail, passion for customer service and our experience not only to find a buyer for a property but to see the transaction through to completion. Estate Agency is a changing world, we are very forward thinking, embrace change and strive to be ahead of the curve. Being part of Fine & Country offers the best of both worlds – a global company with outstanding marketing and social media presence combined with intimate knowledge of the local area and a showroom situated in a prime location in Abergavenny. Outside of the business, my leisure time is spent running up a local mountain, in the gym or enjoying outdoor activities with my two young children.



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Heather started her estate agency career in the 1990s. In 2004 Heather joined an estate agency in Abergavenny which held the Fine & Country Licence for the Abergavenny and Crickhowell area. Within a short space of time, Heather purchased her business Partner's shares and she and her team have grown the brand over the past 18 years. Heather is passionate about the business and enjoys working with sellers and buyers from the very beginning of their journey until the keys are finally handed over. Heather loves property.... whether a beautiful period townhouse, a contemporary home or a rural property with land. Heather enjoys the outdoors, walking her dogs through the beautiful countryside of the Brecon Beacons National Park and also, practicing yoga, going open water swimming and more recently, learning to paddleboard.



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