



Pen Y Fal Chapel, Sycamore Avenue Abergavenny NP7 5JY

welcome to

Pen Y Fal Chapel, Sycamore Avenue Abergavenny

Outstanding converted grade II listed 19th century chapel located minutes away from the bustling market town of Abergavenny. This quirky residence has dual access from the main hall with the benefits of a home office/hobbies room. Fully equipped kitchen with brilliant size living room



Communal Entrance

Entered through a fantastic entrance porch, original tied floor, feature curved wall, full height floor to ceiling with superb chandelier. Dual entrance to apartment one the "Portico".

Entrance Hall

10' 7" x 12' 4" (3.23m x 3.76m)

Intercom system, stairs with glass balustrade to first floor, door to utility room and vestibule.

Vestibule

8' 10" x 4' 10" (2.69m x 1.47m)

Power point ample storage space.

Utility Room

4' 9" x 6' 9" (1.45m x 2.06m)

Hot water tank, meter cabinets, plumbing for washing machine.

First Floor Landing

Door to main living room & kitchen, cloakroom and curved stairs to second floor.

Living Room & Kitchen

30' 7" x 18' 1" Max (9.32m x 5.51m Max)

Feature stained glass window with stone surround to front, TV and telephone point. Two radiators, stairs down to home office, the kitchen is fitted with wall and base units, LED strip lighting, breakfast bar with socket tree, wall and base units, composite splash back, integral oven, coffee machine, microwave, induction hobs with downwards extractor hood. one and one half sink and drainer, a range of drawers, fitted glass cabinets radiator.

Home Office

10' 5" x 10' 11" (3.17m x 3.33m)

Telephone point and TV point, door to storage cupboard and door to communal hall.

Cloakroom

3' 4" x 6' 3" (1.02m x 1.91m)

Wash hand basin with vanity cabinet, wc, heated towel rail, tiled floor and partially tiled wall.

Second Floor Landing

Glass balustrade, door to bedroom one and two.

Bedroom One

11' 3" x 10' 4" (3.43m x 3.15m)

Feature glass wall through to original stained glass window with stone surround, wall lights, radiator, door to ensuite.

Ensuite

6' 3" x 6' 10" (1.91m x 2.08m)

Paneled bath with mixer tap and shower over, wash hand basin with vanity cabinet, wc, partially tiled floor, heated towel rail, extractor fan.

Bedroom Two

11' 1" x 10' 2" (3.38m x 3.10m)

Feature glass wall through to original stained glass window to front with stone surround, TV and telephone point, built-in wardrobes, radiator. door to ensuite.

Ensuite

3' 3" x 7' 6" (0.99m x 2.29m)

Shower cubicle, wash hand basin with vanity cabinet, extractor fan, heated towel rail. Tiled floor and partially tiled wall.

Outside

Communal gardens with laid to lawn and mature trees, parking facilities to front.



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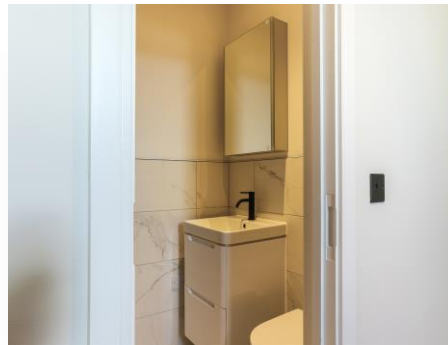
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Pen Y Fal Chapel, Sycamore Avenue Abergavenny

- Over 30 foot living room & splendid fitted kitchen
- Home office, cloakroom & vestibule
- Two double bedrooms both ensuite
- Over three floor with dual access into the main hall
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Tenure: Leasehold EPC Rating: Awaited

£475,000



Please note the marker reflects the
postcode not the actual property

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
PNR105392 - 0010

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