

CHRISTIE

R E S I D E N T I A L



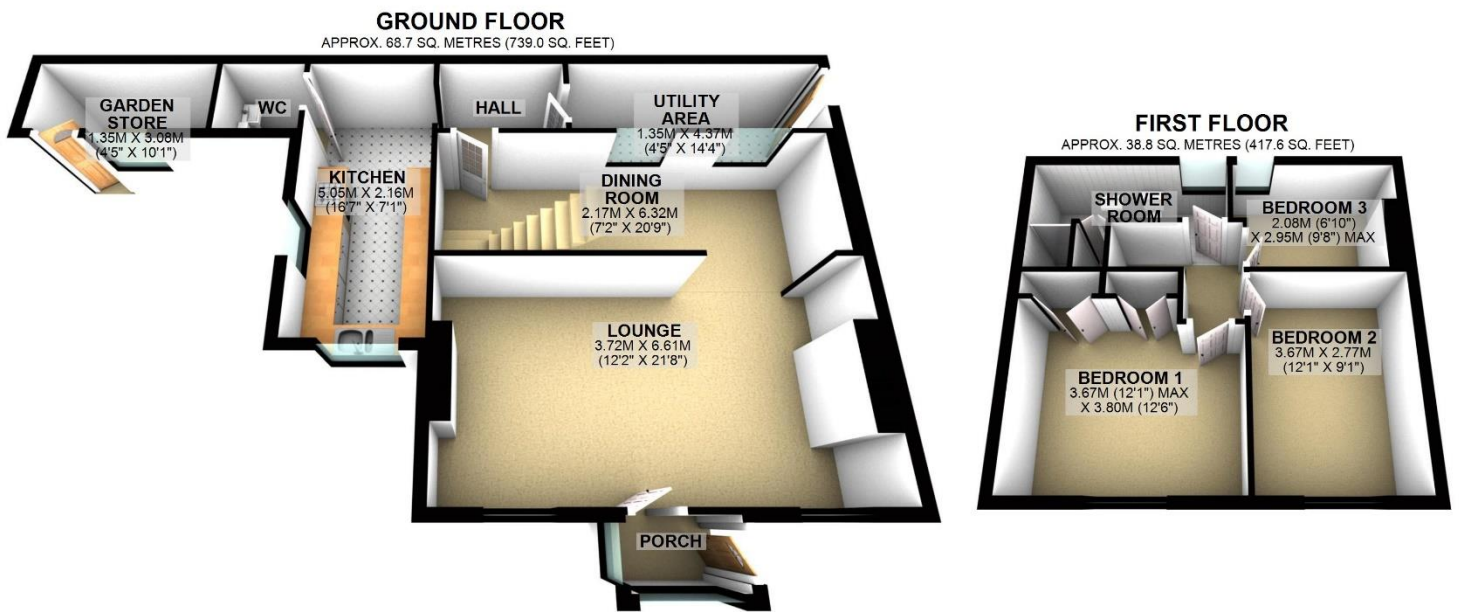
TAL Y CRAIG, CLYDACH, ABERGAVENNY, NP7 0HT

A superb three bedroom, detached period cottage enjoying a delightful semi-rural setting on the edge of the Monmouthshire village of Gilwern. Offered in excellent order throughout the property further benefits from generous accommodation throughout and a charming garden with exceptional views.

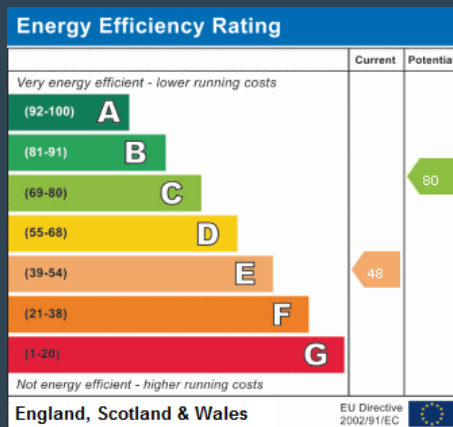
- Detached Period Cottage
- Three Bedrooms
- 21' Lounge
- Modern Kitchen With Separate Utility Area
- Shower Room
- Sought After Location

PRICE £375,000





TOTAL AREA: APPROX. 107.5 SQ. METRES (1156.7 SQ. FEET)



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ABOUT THIS PROPERTY

A beautifully presented, detached period cottage, enjoying a semi-rural location on the edge of the village of Gilwern near Abergavenny within the Brecon Beacons National Park. Perched on the hillside overlooking the historic Clydach Gorge, this stone built, double fronted home has been substantially improved by the current owners and affords well-proportioned accommodation throughout. The ground floor accommodation comprises an entrance porch that opens into the superb 21' lounge with feature fireplace housing a wood burning stove. Open to the lounge is the large dining room which runs across the rear of the house, off which is the modern, fully fitted kitchen. In addition, there is a downstairs cloakroom and utility room/boot room with side entrance. Upstairs, there are two generous double bedrooms, one with extensive fitted wardrobes, a comfortable single bedroom, and modern shower room. The property is set back behind a stone wall with a variety of evergreen shrubs. The garden is divided into two distinct areas, the first of which is to the side of the property, providing a superb entertaining space from which to enjoy the staggering views down the Usk Valley as far as the Skirrid Mountain. This section comprises two patios interspersed by a wealth of well stocked flower beds, at the rear of which is an attached garden store. Behind the house and accessed via steps to the side is an elevated section of garden laid to lawn where the current owners have planted a small orchard of fruit trees, including apple, pear, Victoria plum and damson. This is a thoroughly charming home in a picturesque, location that further benefits from easy access to the wide ranging amenities and transport links of nearby Abergavenny.

Gilwern is a beautiful and tranquil village in South East Wales with views of the Brecon Beacons and The Sugar Loaf mountains with walks or boating on the Monmouthshire and Brecon Canal. Whilst maintaining the benefits of a small village community, Gilwern is well served with amenities boasting a number of small shops, a post office, village hall, library, garage, two pubs and several places of worship. Whilst offering an exceptionally rural aspect, Gilwern still benefits from easy access to the popular and bustling market town of Abergavenny which along with its railway station is 4 miles away. Drivers can easily access the Heads of the Valleys Road within minutes and the M4 corridor is 30 minutes away. Gilwern is further serviced by the X4 (Abergavenny / Cardiff) and No. 3 (Abergavenny / Brynmawr) bus routes.

DIRECTIONS

From Abergavenny take the A465 westbound towards Merthyr Tydfil. After approximately 2 miles take the third exit at the roundabout onto the (A4077) Abergavenny Road, signposted to Gilwern. Continue for approximately 0.9 miles into the village and turn right immediately after the Beaufort Arms (A4077 Crickhowell Road). After 1/4 mile turn left into Church Road, Follow the road up the hill for 0.9 miles and then bear left at the church. Follow the road for 0.7 miles and the property can be found on the right hand side.

USEFUL INFORMATION

COUNCIL TAX: Band E. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that there is an oil-fired heating system and that mains electricity, water & sewerage are connected to the property.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via CHRISTIE RESIDENTIAL on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, CHRISTIE RESIDENTIAL.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Please be aware that neither CHRISTIE RESIDENTIAL nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, CHRISTIE RESIDENTIAL have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via CHRISTIE RESIDENTIAL, as owners' agents.