

CHRISTIE

R E S I D E N T I A L



2 MINERS ROW, LLANELLY HILL, ABERGAVENNY, NP7 0PD

A three bedroom middle-terrace with outstanding views across the Clydach Gorge. Recently re-decorated with accommodation including a living room with log burning stove, kitchen, three bedrooms and modern family bathroom. Front gardens with lovely views, parking and no onward chain.

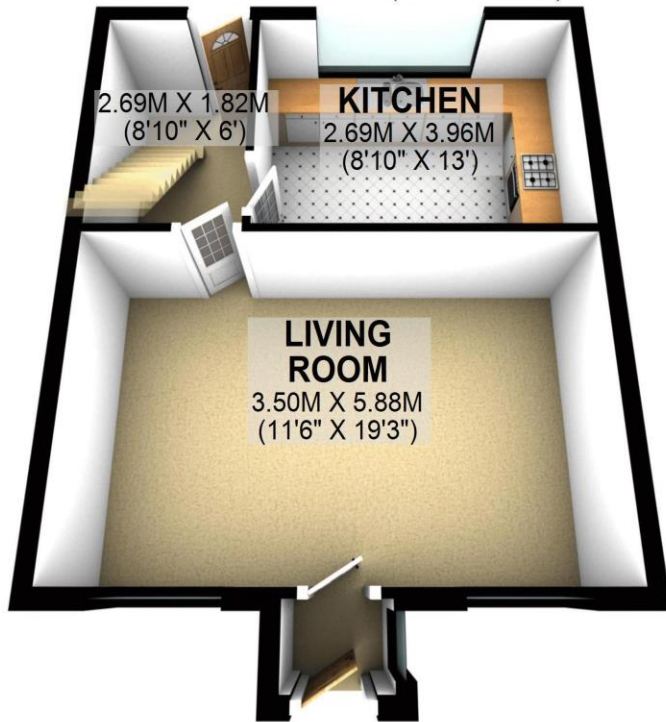
- Three Bedroom Terraced Cottage
- No Onward Chain
- Elevated Position With Lovely Views
- Living Room With Log Burning Stove
- Recently Re-Decorated
- Modern Bathroom

PRICE £185,000



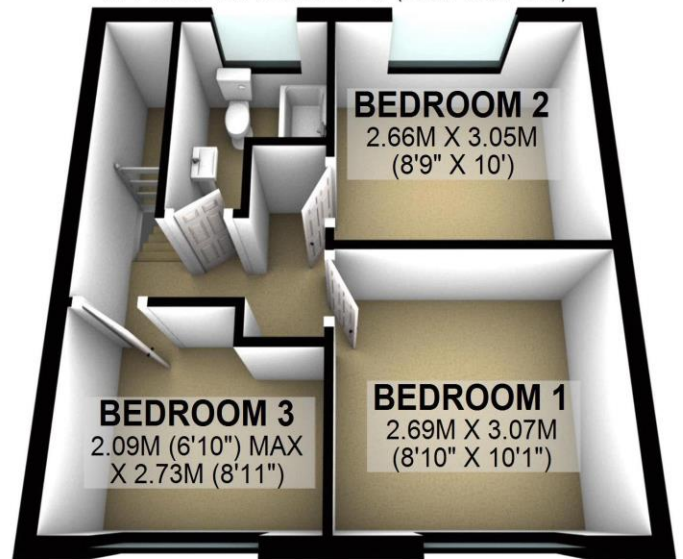
GROUND FLOOR

APPROX. 37.9 SQ. METRES (407.9 SQ. FEET)



FIRST FLOOR

APPROX. 32.1 SQ. METRES (345.5 SQ. FEET)



TOTAL AREA: APPROX. 70.0 SQ. METRES (753.5 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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ABOUT THIS PROPERTY

Offered with no onward chain a well presented three bedroom terraced house located in the popular, rural village of Llanelly Hill, six miles or so from the vibrant market town of Abergavenny, on the edge of the Bannau Brycheiniog National Park. The property has been redecorated recently and offers generous accommodation throughout with the ground floor comprising a living room with log burning stove, kitchen and a hall with stairs to the first floor. Upstairs there are three bedrooms and a modern family bathroom. The property is set back behind a walled front garden with fabulous views across the Clydach Gorge. There is a parking space for one vehicle to the front of the property. This is a charming home within a popular, rural village community, yet within easy reach of the extensive amenities on nearby Abergavenny and Crickhowell.

ABOUT THE LOCATION

Llanelly Hill is a small village located on the top of the mountain overlooking Clydach Gorge, the Sugarloaf and Black Mountains. It is an area of great natural beauty with extensive woods offering beautiful walks, and is also a perfect spot for cyclists with a UK cycle way close by. The village boasts the well regarded Jolly Colliers Inn which has become an increasingly popular destination across the area due to its excellent cuisine and vibrant atmosphere. Further local amenities are available in the large village of Gilwern two miles away which is well served with a number of small shops, a post office, village hall, library, garage, and several pubs.

DIRECTIONS

From Abergavenny take the A465 towards Merthyr Tydfil and continue for approximately 3 miles, crossing over the Gilwern roundabout, then take the left at the second mini roundabout signposted Clydach South. At the T-junction turn right and follow the hill into the village and turn right into Quarry Road. Continue for 1 mile, continue to the end of this road then take the right turn into Miners Row and the house is on the left hand side after a short distance.

USEFUL INFORMATION

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

SERVICES: We understand that the property has an oil fired central heating system and that mains electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 80 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

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.