

# CHRISTIE

R E S I D E N T I A L



## Greenfields Cottage, Lower Cwm Nant Gam, Abergavenny, NP7 0RG

A three bedroom semi-detached house situated in the small hamlet of Lower Cwm Nant Gam near Llanelly Hill. Occupying an elevated position overlooking Clydach Gorge the property offers extended accommodation including a re-fitted kitchen with an Aga. Also included is a recently constructed garden office.

- Semi-Detached Cottage
- Three Double Bedrooms
- Insulated Garden Office
- Large Lounge With Fuel Burner
- Family Bathroom & 2 Shower Rooms
- Kitchen & Utility

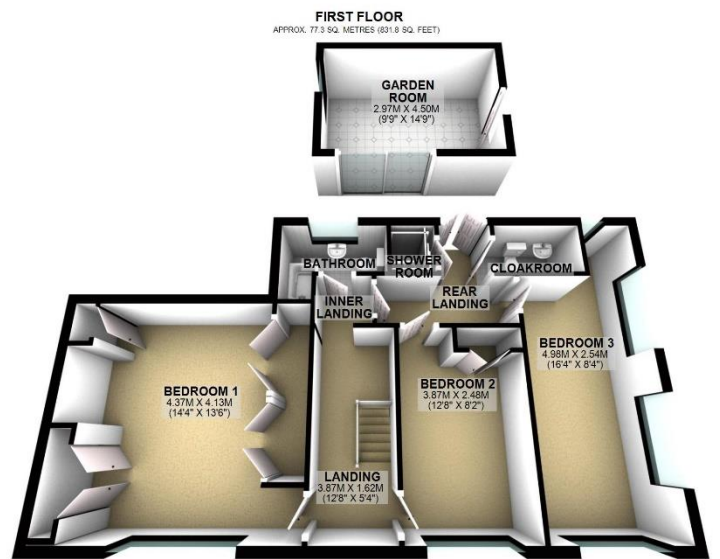
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Price                      £325,000

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TOTAL AREA: APPROX. 136.7 SQ. METRES (1471.3 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64   D
39-54	E		
21-38	F	30   F	
1-20	G		

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## About this property

An extended and much improved semi-detached cottage situated in the rural hamlet of Lower Cwm Nant Gam, near Abergavenny, within Bannau Brycheiniog National Park. The property is located on a quiet rural lane overlooking Clydach Gorge and also enjoying views towards Skirrid Mountain. It is also a location that is particularly popular with those who enjoy outdoor pursuits with excellent cycling and walking opportunities on the doorstep. The property boasts extensive living accommodation on the ground floor, including a large reception room with multi-fuel stove, separate dining room and recently refitted kitchen including an electric Aga, utility room and shower room. On the first floor there are three double bedrooms, plus a well fitted three piece family bathroom and separate guest WC and shower room. The house is complemented by a recently constructed insulated garden building, with a multitude of uses, currently a home office with its own high speed broadband connection and super views across the gorge. Outside the established terraced garden boasts well-stocked flower and shrub borders and offers fantastic views of the surrounding countryside, and a driveway to the side providing parking for three cars. Further benefits include LPG central heating and a recently replaced roof.

## 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 Jolly Colliers Inn is a very popular village pub and restaurant. 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 then take the left turn to Clydach (South). Follow into the village and turn right into Quarry Road and follow up the hill for 1 mile. At the left hand hairpin junction to Llanelly Hill continue straight over towards Lower Gellifelin and proceed for 0.6 of a mile then take the right hand fork. Greenfields Cottage is the second property on the left after 250 metres.

## USEFUL information

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

**SERVICES:** We understand that there is an LPG fired central heating system and that mains electricity & water are connected to the property. Drainage is via a septic tank shared with next door. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1000 Mbps. 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.

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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.