

CHRISTIE

R E S I D E N T I A L



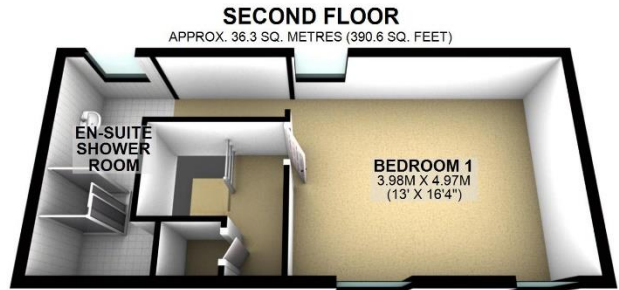
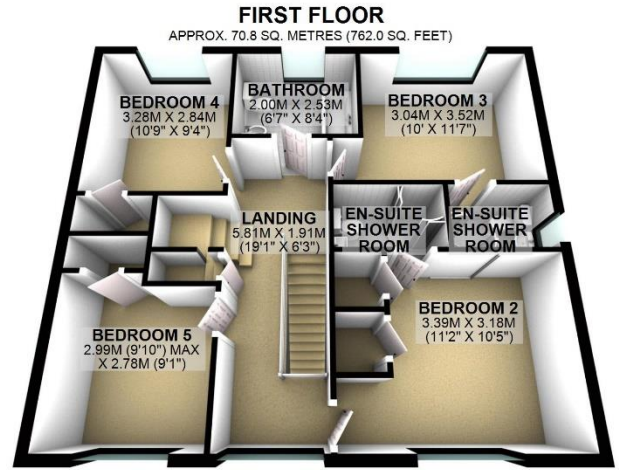
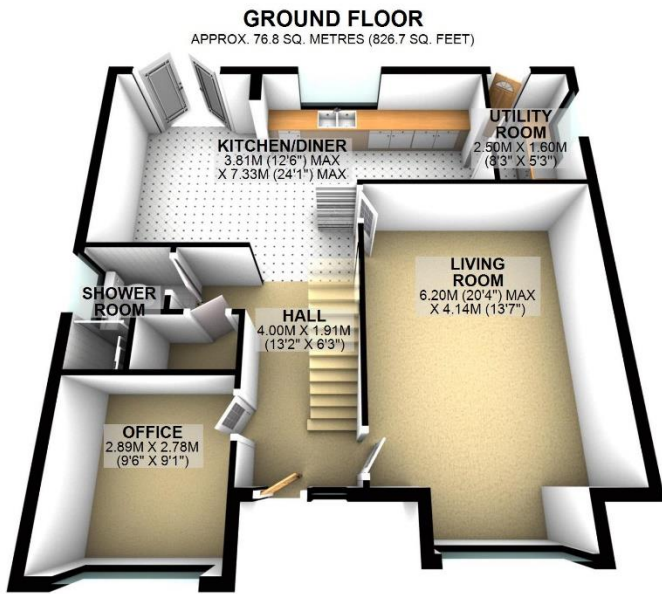
4 GLYNDWR CLOSE, LLANELLY HILL, ABERGAVENNY, NP7 0PZ

A modern five bedroom detached home offering exceptional environmental efficiency and extensive accommodation throughout. Located in the Monmouthshire village of Llanelly Hill, the property enjoys fabulous views across the Usk Valley and is offered with no onward chain.

- Five Bedroom Detached
- 20' Lounge
- Open Plan Kitchen/Diner
- Three En-Suite Bedrooms
- Driveway Parking For Three Cars
- Rural Location With Superb Views

PRICE £425,000





TOTAL AREA: APPROX. 183.9 SQ. METRES (1979.4 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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ABOUT THIS PROPERTY

A modern five bedroom detached home located in the popular village community of Llanelly Hill, five miles from the thriving town of Abergavenny. The property is situated overlooking the Usk Valley towards the Sugarloaf Mountain and affords, arguably, a perfect view across the Black Mountains and Bannau Brycheiniog National Park. Affording generous proportions throughout, the ground floor accommodation comprises a bright entrance hall which leads to the 20' living room and open plan kitchen/diner with French doors out to the rear. The quality kitchen has been fitted with granite worktops and a range of integrated appliances, and there is the further benefit of a separate utility room. In addition, the ground floor accommodation includes an office and downstairs shower room. On the first floor there are four double bedrooms, two with en-suite shower rooms, a family bathroom and an airy landing with picture window looking out at magnificent view to the front. The large master bedroom is situated on the second floor and further benefits from an en-suite shower room. Aside from the quality of the accommodation, this property really excels in its fuel efficiency. It was built in 2010 with an eye on the environment and has been certified by the Government's 'Low Carbon Energy Programme'. The property has underfloor heating throughout fuelled via a ground source heat pump. Furthermore the current owners have invested in solar panels that on average have returned FIT (Feed In Tarrif) payments of approximately £2,000 P.A. The house is set back behind a small area of lawn to the front and side with steps up to the front door. To the side there is a block paved driveway providing parking for three cars. The south facing rear garden has a patio to the fore with the rest laid to lawn with a number of shrubs around the perimeter and there is the further benefit of a timber storage shed. Offered with no onward chain.

Llanelly Hill is a small village located in a rural position overlooking Clydach Gorge, the Sugarloaf and Black Mountains. It is an area of great natural beauty 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. There is also an active village hall and children's play park. The village is serviced by the #31 bus route for access to the extensive retail options in nearby Brynmawr. 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. Llanelly Hill also benefits from easy access to the popular and bustling market town of Abergavenny which along with its railway station is a further five miles away. Drivers can easily access the Heads of the Valleys Road within minutes and the M4 corridor is half an hour away. Gilwern is serviced by the X4 (Abergavenny / Cardiff) and No. 3 (Abergavenny / Brynmawr) bus routes. For further information on school catchment areas and community provisions go to www.monmouthshire.gov.uk or call 01633 644488.

DIRECTIONS

From Abergavenny take the A465 westbound towards Merthyr Tydfil, continue for 4.7 miles then take the turn off signposted towards Llanelly Hill. Turn right at the 'T' junction and continue into Clydach then take the right turn into Quarry Road. Follow this road for 1.1 miles then sharp left and over the cattle grid. Continue up the hill to the T-junction and turn left whereupon the property can be found a short way along on the right hand side.

USEFUL INFORMATION

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

SERVICES: We understand that there is a ground source heat pump and that electricity, water & sewerage are connected to the property. Solar panels have been installed with FIT payments annually of approx. £2000. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 223 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.