

# CHRISTIE

RESIDENTIAL



Angmering, Bryngwyn, Usk,  
NP15 2DA

Price £675,000







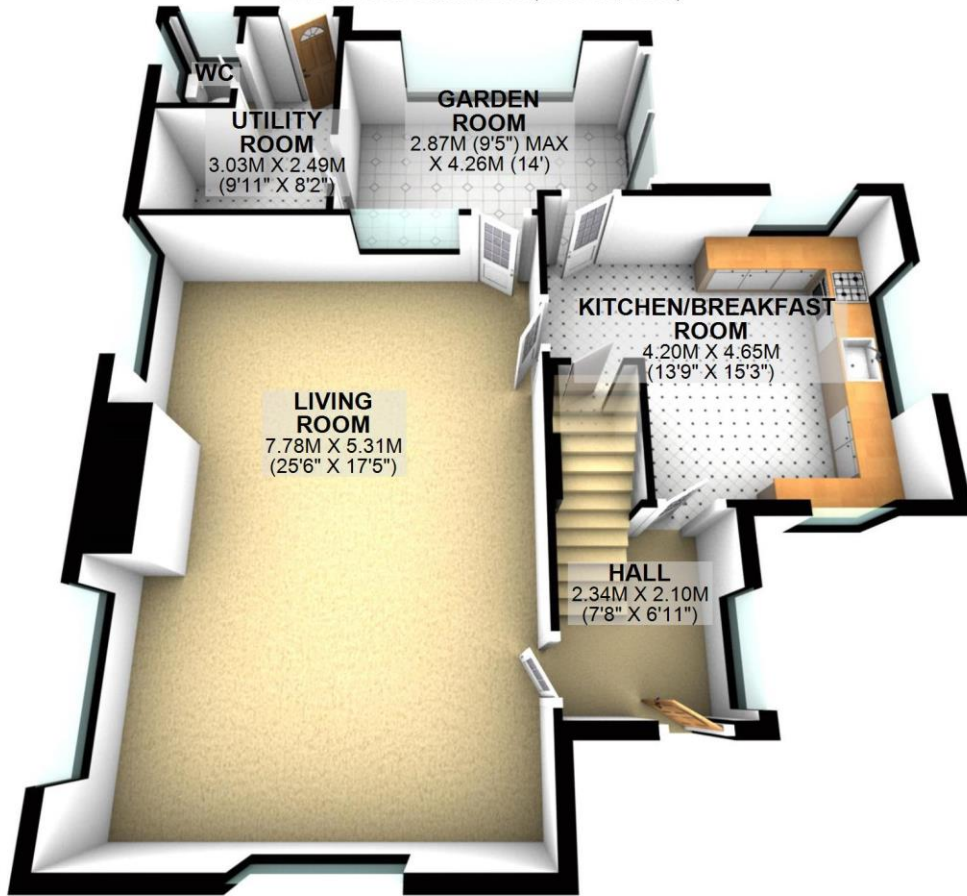
## About this property

Nestled in a peaceful rural setting with views across the Monmouthshire countryside this former village schoolhouse was first converted in the 1970's and now affords well-proportioned family accommodation sat in generous gardens and with ample off-road parking. The property is located opposite St Peter's Parish Church in the hamlet of Bryngwyn and just a couple of miles from the popular village of Raglan, renowned for the historic castle and with its good selection of amenities including primary school and nursery, convenience store, pharmacy, butchers, fish & chip shop, choice of pubs/restaurants, garden centre and golf course. The excellent location of the property provides easy driving access to larger towns of Abergavenny, 8 miles westward along the A40 and Monmouth, 9 miles eastwards along the A449, which also connects to the M4 (16 miles) and M50 (23 miles). Abergavenny mainline railway station has commuter services for Cardiff, Bristol and London as well as regular direct services through to Manchester. The property is double glazed throughout and heated via an oil-fired boiler and affords three double bedrooms and a single bedroom to the first floor, some with double aspect windows and all enjoying rural or garden views. There is also a family four-piece bathroom, storage/linen cupboard and access to the loft space. The living accommodation on the ground floor comprises a spacious lounge with log burner and triple aspect windows, garden room offering beautiful countryside views and doors to the rear garden. The cottage-style fitted kitchen also enjoys countryside views and leads to the Garden Room and through to the utility room and separate WC. The sizeable gardens are a major feature of this great family home, with plenty of lawn area to enjoy and with various outbuildings including a lovely Summerhouse which captures the last of the evening sun and block-built double garage with electric connected. In addition to the garage there is off-road parking for up to 5 cars. If you're looking for a comfortable and well-located rural home, then Angmering may well be the property for you and should be viewed without delay.



### GROUND FLOOR

APPROX. 86.9 SQ. METRES (935.4 SQ. FEET)



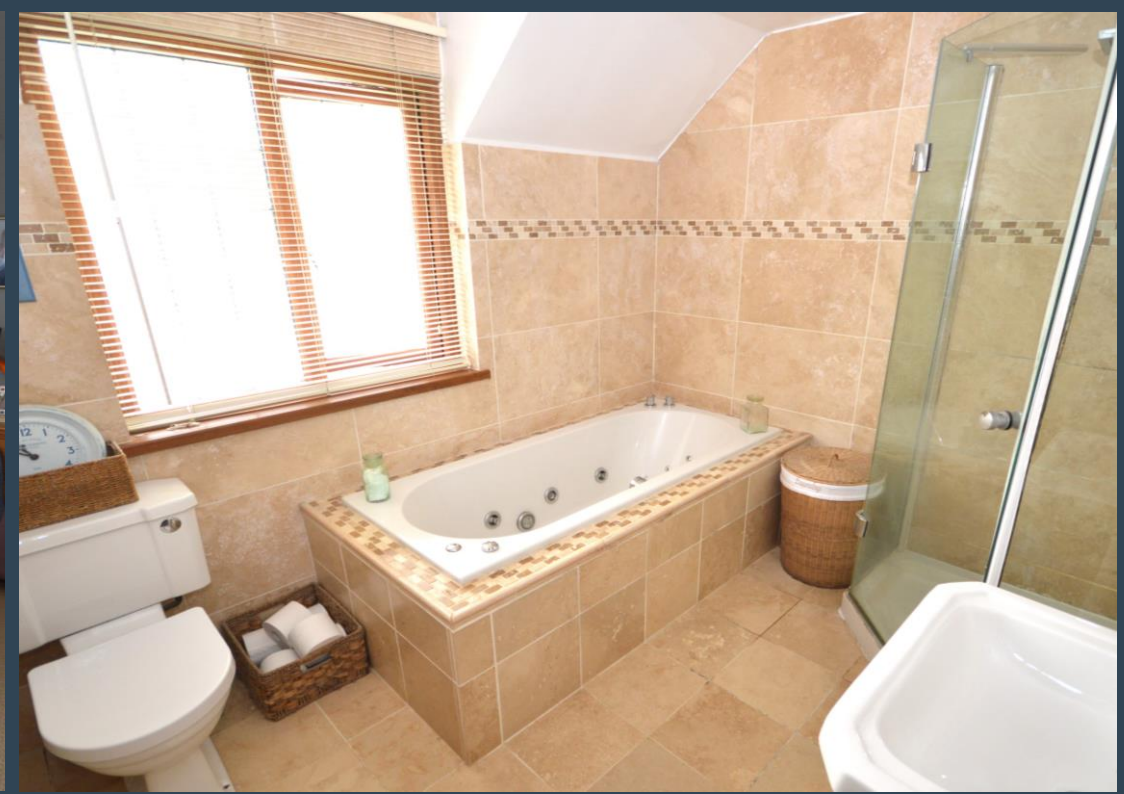
### FIRST FLOOR

APPROX. 80.5 SQ. METRES (866.3 SQ. FEET)



TOTAL AREA: APPROX. 167.4 SQ. METRES (1801.7 SQ. FEET)







## Directions

Heading out of Abergavenny on the Monmouth Road (A40), at the Hardwick roundabout take the 1st left at the Hardwick roundabout, bear to the right then filter into the left lane and turn off onto the B4598 signposted to Usk. Continue for approximately 7 miles and just after you pass Raglan Garden Centre on the right hand side take the first turning left and continue for around 1/2 a mile then take the left hand fork at the grass island and Angmering will be the second property on the right hand side. Travelling from Monmouth A40, take the fourth turning at the roundabout onto Clytha Road and continue for approximately 1.8 miles then turn right before Raglan Garden Centre. Follow for 1/2 a mile and then take left fork at grass island and Angmering will be the second property 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 mains electricity and water are connected to the property and there is an oil-fired central heating system, drainage is via a septic tank. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 80 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

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.