

CHRISTIE

R E S I D E N T I A L



LILAC COTTAGE, GLANBAIDEN, ABERGAVENNY, NP7 9SE

A very well presented two bedroom barn conversion situated in the quiet hamlet of Glanbaiden near Abergavenny. The property retains a great deal of character coupled with a stylish modern finish throughout. Further benefits include a rear garden with delightful views to the Sugarloaf and private parking for two cars.

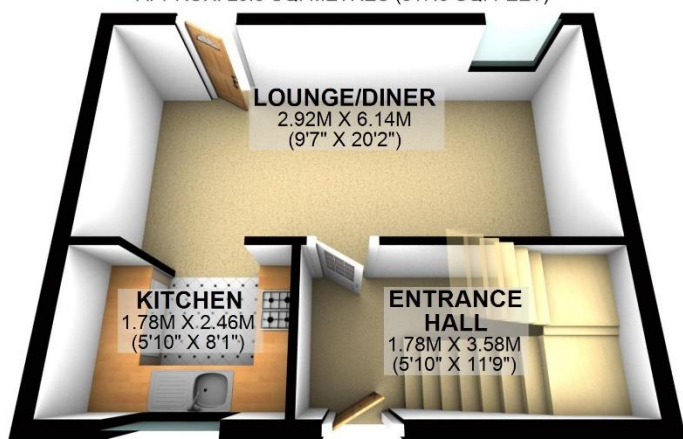
- Two Double Bedrooms
- 20' Lounge/Diner
- Modern Fitted Kitchen
- Garden With Views
- Sought After Location
- No Onward Chain

PRICE £250,000



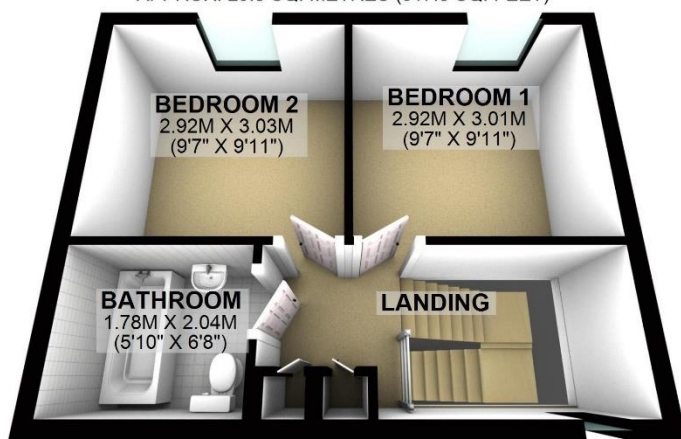
GROUND FLOOR

APPROX. 29.5 SQ. METRES (317.5 SQ. FEET)



FIRST FLOOR

APPROX. 29.5 SQ. METRES (317.5 SQ. FEET)



TOTAL AREA: APPROX. 59.0 SQ. METRES (635.1 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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ABOUT THIS PROPERTY

A beautifully presented two bedroom barn conversion located in the peaceful hamlet of Glanbaiden, just outside the thriving market town of Abergavenny. The property provides an ideal blend of period character including exposed beams and a stylish modern finish throughout. The ground floor accommodation comprises an entrance hall that leads through to the 20' lounge/diner with stable door to the garden and a modern fitted kitchen. Upstairs there are two equally proportioned double bedrooms with mezzanine storage and a smartly presented three piece bathroom. To the rear there is a private lawned garden which enjoys exceptional views across the Usk Valley towards the Sugarloaf Mountain. The property is situated on a quiet cul-de-sac with a private driveway providing parking for two cars and including a block built, timber clad storage unit. Offered with no onward chain.

ABOUT THE LOCATION

Glanbaiden is a quiet hamlet situated in the heart of the Usk Valley on the outskirts of the larger village of Gilwern. Whilst maintaining the benefits of a small village community, Gilwern is well served with amenities boasting a number of shops, a post office, village hall, garage, and three pubs. It also enjoys a superb setting within the Bannau Brycheiniog National Park, with countryside walks on the doorstep as well as easy access to the Monmouthshire and Brecon Canal. The thriving market town of Abergavenny is only four miles away which provides a wide range of cultural and retail options. It also acts as the main transport hub with a railway station provide commuting options to Bristol, Cardiff and the wider network. 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 fourth exit at the roundabout signposted Glanbaiden. Follow the road and then take the first left. As the driveway forks bear left and the property can be found on the right hand side.

USEFUL INFORMATION

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

SERVICES: We understand that mains electricity and water are connected to the property. Heating is through modern electric radiators and a wood burning stove. Drainage is via a shared septic tank. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1000 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.