

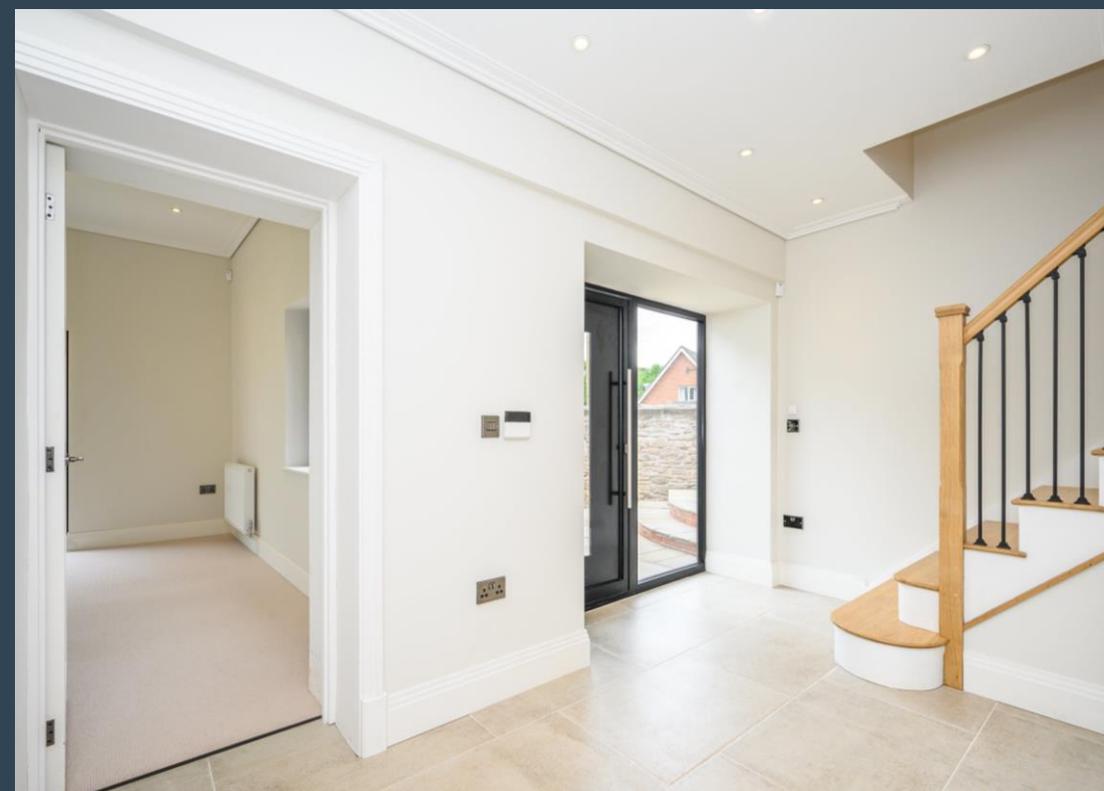
CHRISTIE

RESIDENTIAL

12 | Glan
Honddu
Close

12 GLANHONDDU CLOSE, PANDY, ABERGAVENNY,
NP7 8DT

PRICE £550,000



ABOUT THIS PROPERTY

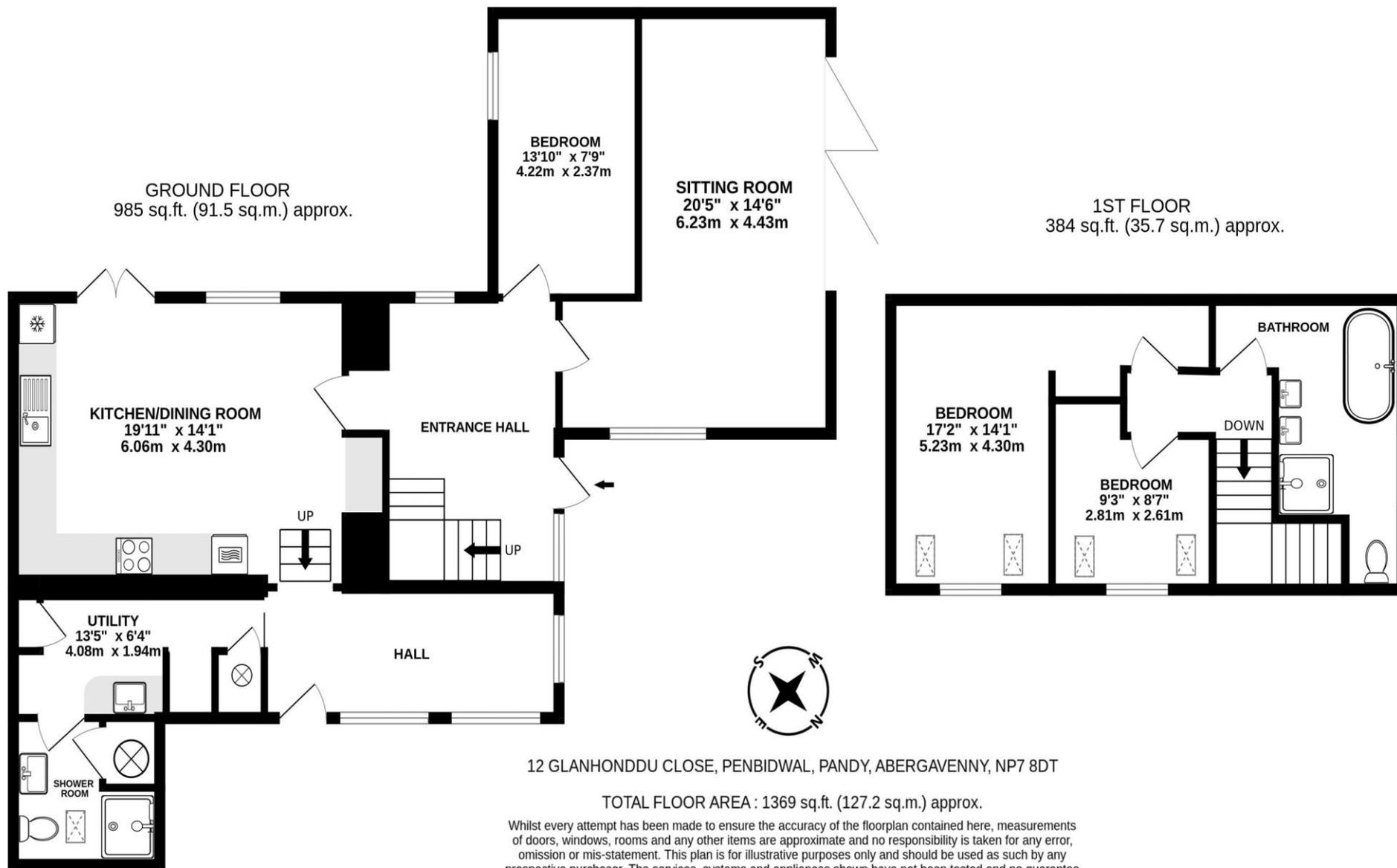
A charming three-bedroom cottage, forming part of the meticulous redevelopment of the Georgian, Park Hotel in the picturesque Monmouthshire village of Pandy, near Abergavenny. This unique property effortlessly combines original period charm with modern sophistication, creating an offering of rare quality in the local market.

Covering approximately 1369 square feet, this beautifully designed home exudes comfort and style. The welcoming entrance hall, featuring a bespoke staircase with metal spindles and an oak handrail, sets the tone for the property and leads to the front facing 20' sitting room. Full width patio doors open out to the enclosed garden creating a seamless connection between indoor and outdoor spaces. To the rear the 19' kitchen/diner includes hand-built, bespoke fitted units finished with granite worktops and range of integrated appliances, (double oven, dishwasher and microwave) and further benefits from French doors out. Additionally, the ground floor includes a double bedrooms, rear hall/study, a utility room, and a immaculate shower room. On the first floor there is a tranquil master bedroom measuring some 17' with ample space for wardrobes and seating, with a further double bedroom. These rooms are serviced by a sumptuous four piece family bathroom including Mandarin stone porcelain and premium sanitary ware, including a freestanding bath and double sinks. High-end finishes throughout the property include designer light fittings, Mandarin stone flooring in the primary ground floor areas, and character-rich Little Green paint colors. Black nickel effect sockets add a contemporary flair.

Outside, the property benefits from driveway parking for three cars and a west facing walled garden accessed from the lounge. This comprises a patio to the fore from which to enjoy the delightful countryside views, with an area of lawn framed by borders. The patio extends to the side and rear creating a wealth of further entertaining options as it can be accessed directly from the kitchen/diner. Blending historic charm with modern luxury, this is a property that embraces the best of contemporary living along with period character to create a remarkable home.

The village of Pandy is situated approximately 6 miles from Abergavenny in a beautiful setting beneath the Skirrid Mountain. It is popular with ramblers and hill walkers as Offa's Dyke Path runs through the village, while the Brecon Beacons are within easy access. There is a village primary school and local shops in neighbouring Llanvihangel Crucorney. The area offers a variety of pubs and hostelrys, including the Skirrid Inn, the oldest pub in Wales. The A465, Heads of the Valleys road, travels through the village, providing easy access to Cardiff, Swansea, and West Wales (southbound) and Hereford (northbound). It also connects with the A40/A449, leading to the M4, M50, and M5 motorways. Both Hereford and Abergavenny offer mainline railway stations, providing access to the entire rail network. For further information on school catchment areas and community provisions, visit www.monmouthshire.gov.uk or call 01633 644488.







DIRECTIONS

From our office, follow Monmouth Road (A40) east for 0.9 miles to the Hardwick roundabout. Take the first exit and bear left following signs for A465 Hereford. Stay on this road for just over 6 miles. After the signpost for Wern Gifford continue for another 1/4 mile before taking the right turn signposted Penbidwal. Followed the road for a short distance and the property can be found in front of you as the road bears left.

USEFUL INFORMATION

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

SERVICES: We understand that there is an LPG fired heating system and that mains electricity, water & sewerage are connected to the property. 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	52 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.