

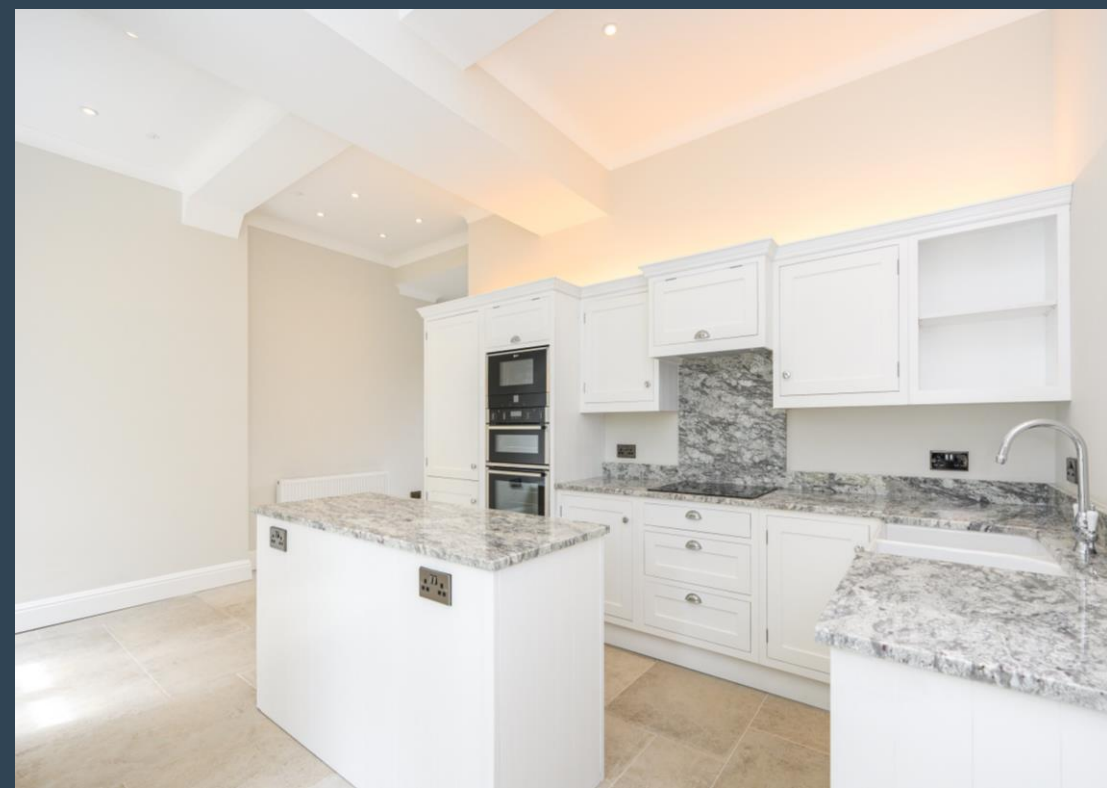
CHRISTIE

RESIDENTIAL

11 GLANHONDDU CLOSE, PANDY,
ABERGAVENNY, NP7 8DT

PRICE £685,000





ABOUT THIS PROPERTY

An exceptional four-bedroom period residence, part of the meticulous redevelopment of the historic Georgian Park Hotel in the picturesque village of Pandy, near Abergavenny. This unique property blends original period charm with modern sophistication, presenting a residence of rare quality in the local market. It also offers a compelling mix of the period and modern with the addition of a striking modern extension to the original building.

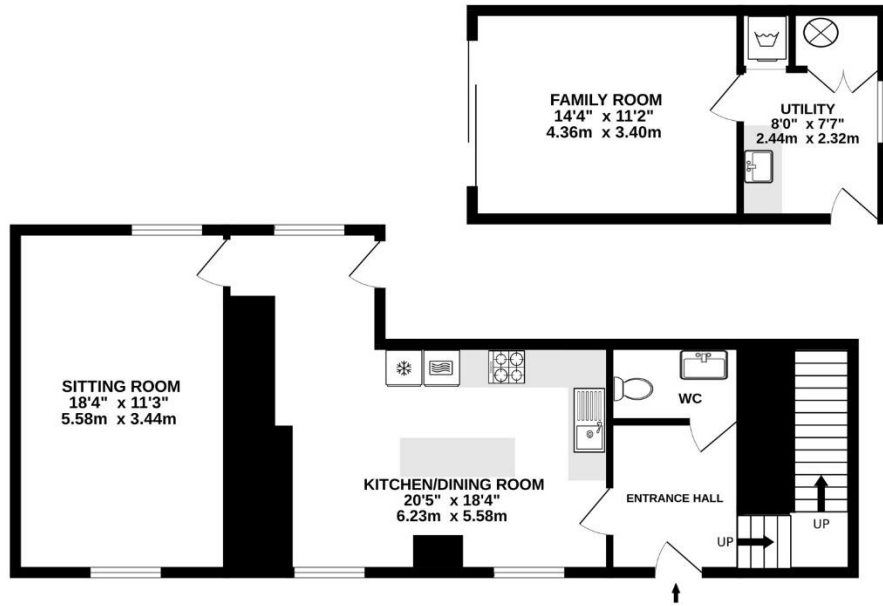
Spanning 1852 square feet, this beautifully designed home exudes comfort and style. The inviting entrance hall, featuring a bespoke staircase with oak handrail, sets the tone for the property and leads to the superb 20' kitchen/diner. This includes hand-built, bespoke fitted units finished with granite worktops and a range of integrated appliances (double oven, dishwasher, and microwave) and a central island. Beyond the kitchen is an 18' living with overlooking the garden to the front and courtyard to the rear. There is a further ground floor area accessed via a covered walk way, where there is a large well fitted utility room and a 14' family room or home office with patio doors out to the rear courtyard. The first floor features a tranquil master bedroom which dressing area including bespoke wardrobes and beautifully appointed en-suite shower room with double sinks. There are additional double bedrooms serviced by a sumptuous four-piece family bathroom, which includes Mandarin stone porcelain and premium sanitary ware, featuring a freestanding bath.

High-end finishes throughout the property include designer light fittings, Mandarin stone flooring in the primary ground floor areas, and character-rich Little Greene paint colours. Black nickel effect sockets add a contemporary flair, ensuring every detail exudes elegance. The generous accommodation is complemented by an exceptionally large and private garden, that has largely laid to lawn and is punctuated by mature trees. The garden extends to the rear and side of the house providing a range of options for outside entertaining or just enjoying the verdant aspect. In addition there is a driveway providing parking for three cars. It should also be noted that given the extensive nature of the garden, there is undoubted potential for the addition of a garage. 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.

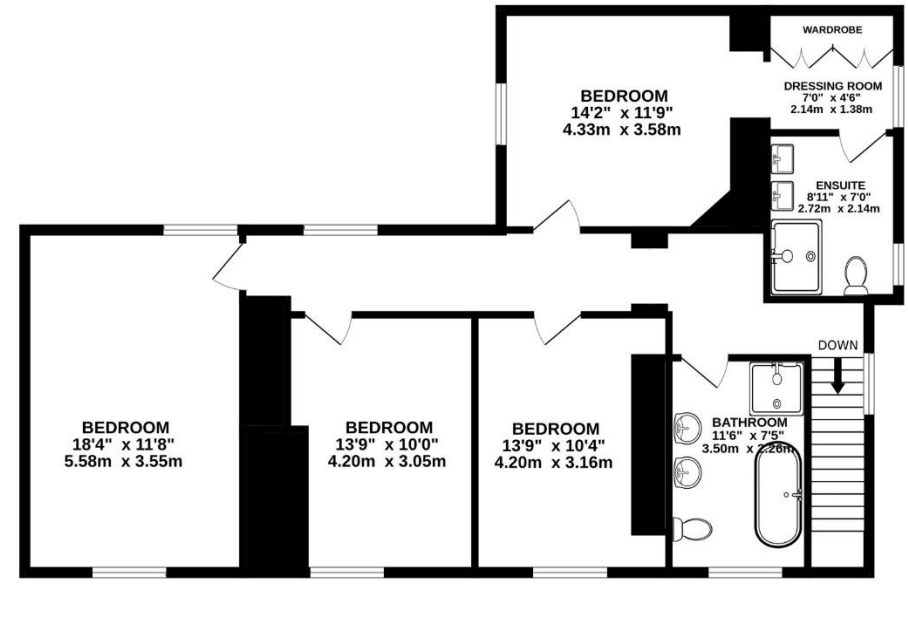
The village of Pandy is situated approximately 6 miles from Abergavenny in a beautiful setting beneath the Skirrid Mountain. It is popular with ramblers and hill walkers as Offa's Dyke Path runs through the village, while the Brecon Beacons are within easy access. There is a village primary school and local shops in neighboring Llanvihangel Crucorney. The area offers a variety of pubs and hostleries, 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.



GROUND FLOOR
841 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR
1011 sq.ft. (93.9 sq.m.) approx.



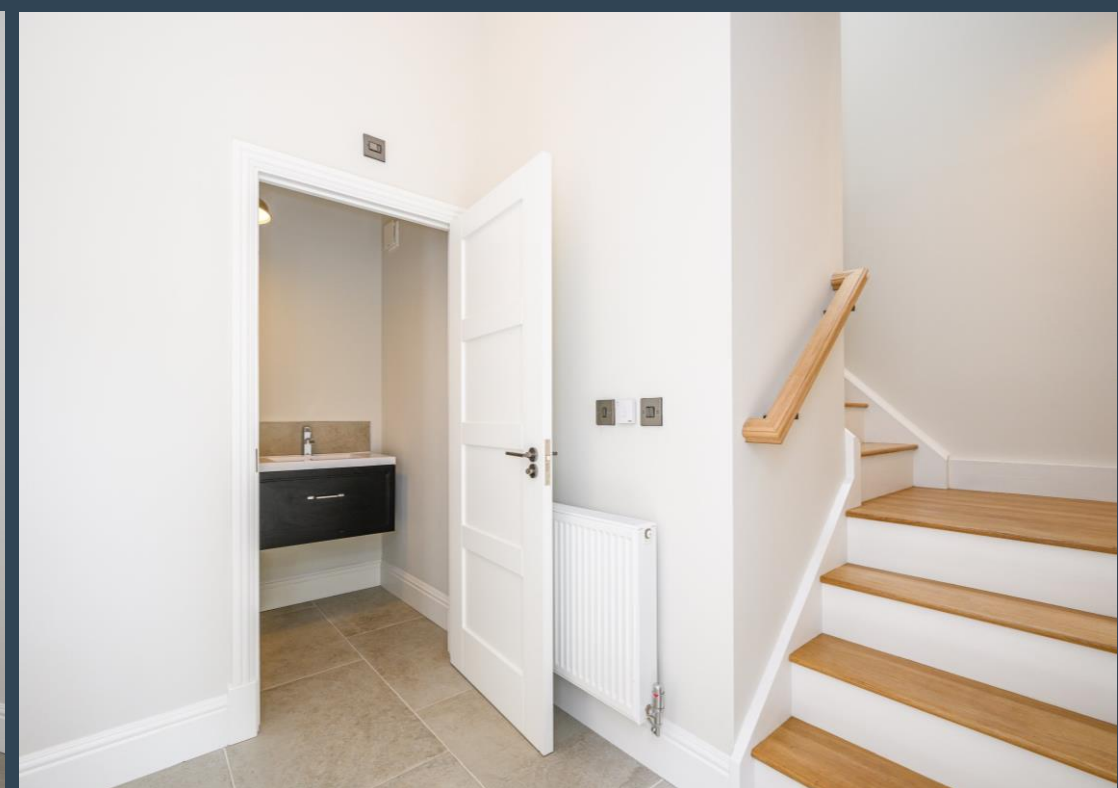
11 GLANHONDDU CLOSE, PENBIDWAL, PANDY, ABERGAVENNY, NP7 8DT

TOTAL FLOOR AREA : 1852 sq.ft. (172.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		58 D
39-54	E	49 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.