

# CHRISTIE

R E S I D E N T I A L



## Meadow View, Llanvihangel Crucorney, Abergavenny, NP7 7LB

A four double bedroom, detached house enjoying a picturesque location in the village of Llanvihangel Crucorney, near Abergavenny. The property benefits from generous accommodation throughout, extensive parking and a garden with spectacular views.

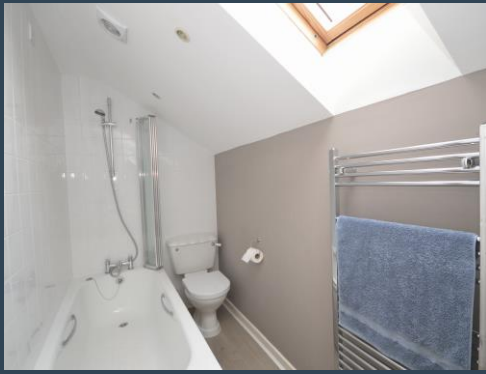
- Detached House
- No Onward Chain
- Four Double Bedrooms
- Three Reception Rooms
- 19' Kitchen/Breakfast Room
- Re-Fitted Bathroom & Shower Room

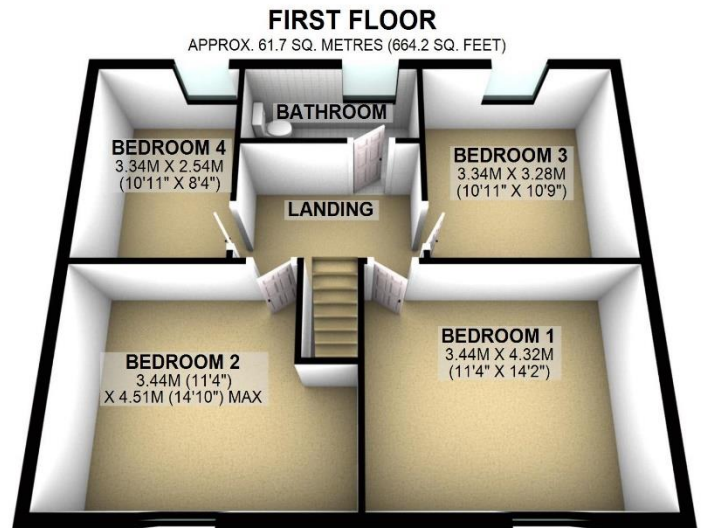
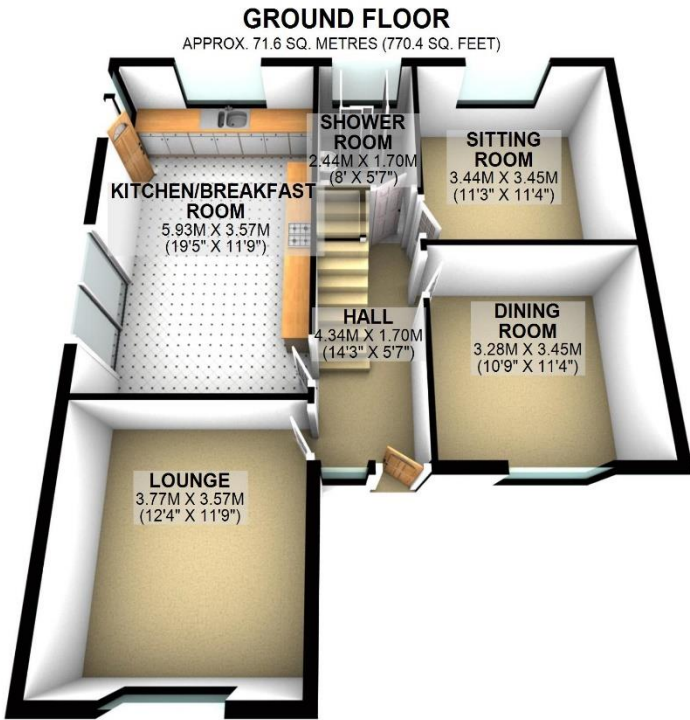
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Price                      £575,000

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TOTAL AREA: APPROX. 133.3 SQ. METRES (1434.6 SQ. FEET)

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            | 75        |
| (55-68) <b>D</b>                                   | 57                         |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |



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## About this property

A four bedroom detached house, sheltered the Brynawel Mountain and occupying a picturesque position on the edge of the highly sought after village of Llanvihangel Crucorney, just over 4 miles to the North of Abergavenny. The property has been substantially improved and extended to create a home that offers generous and flexible accommodation throughout. The ground floor comprises three reception rooms, a 19' kitchen/diner with patio doors to the garden and a family shower room. It should be noted that this configuration provides the possibility of using one of the reception rooms as a further, downstairs double bedroom. Upstairs there are four double bedrooms and a bathroom. The property is set back behind a privet hedge and timber fencing with driveway to both sides of the house providing parking for numerous cars. The house enjoys a substantial plot there is certainly potential to build garaging, subject to the necessary consents. The garden is largely laid to lawn and enjoys exceptional views that take in Brynawel, the Skirrid Mountain and the wider rolling countryside. In summary, this is an excellent house that offers a quintessential slice Monmouthshire rural living within easy reach of the wealth of local amenities that Abergavenny has to offer. Offered with no onward chain.

## About the location

The village of Llanvihangel Crucorney is situated approximately 5 miles from Abergavenny in a beautiful setting beneath the Skirrid Mountain. It is a popular with ramblers and hill walkers as Offa's Dyke Path runs through the village whilst the Brecon Beacons are within easy access. The village has a village primary school, local shop and garage. As well as benefiting from a range of pubs, restaurants and hostelrys within easy reach, the Skirrid Inn (the oldest pub in Wales) is situated in the heart of the village. The A465, Heads of the Valleys road travels through the village giving easy access to Merthyr Tydfil, Cardiff, Swansea and West Wales (southbound) and Hereford (northbound). It also connects with the A40/A449 leading to the M4, M50 & 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 go to [www.monmouthshire.gov.uk](http://www.monmouthshire.gov.uk) or call 01633 644488.

## Directions

From our office in Cross Street (NP7 5EU) Monk Street (A40) north to the traffic lights. At the lights the road becomes Hereford Road. Continue for 2 miles to the junction with the A465. Turn left and after 1.9 miles turn left onto Old Hereford Road (signposted Pantygelli). After 0.7 miles the property can be found on the left hand side.

## USEFUL information

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

**SERVICES:** We understand that there is an oil fired heating system, and mains electricity and water & are connected to the property. Drainage is via a septic tank. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1000 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.

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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.