

CHRISTIE

R E S I D E N T I A L



1 BROOK COTTAGES, LLANELLY HILL, ABERGAVENNY, NP7 0PT

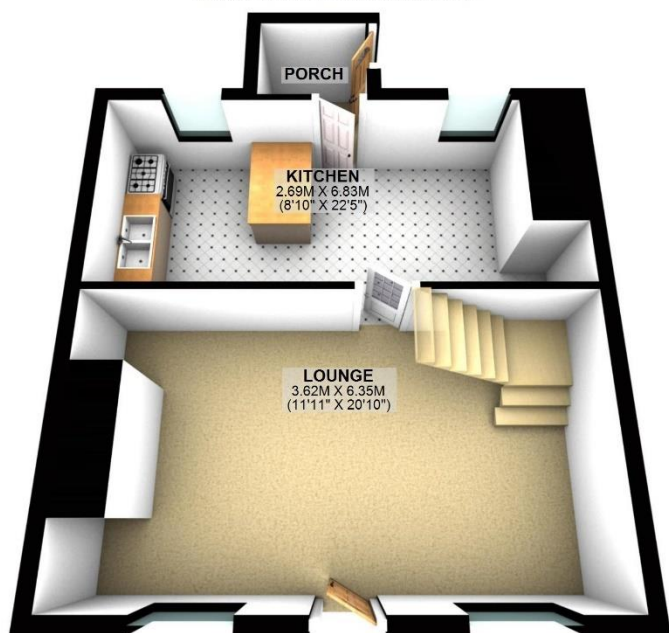
A charming, end of terrace miners' cottage located in the Monmouthshire village of Llanelly Hill, near Abergavenny. Offered in good order throughout the property boasts a wealth of original features, and further benefits from a south facing garden and a number of useful outbuildings.

- Early Victorian End of Terrace
- Three Bedrooms
- Lounge With Feature Fireplaces
- 22' Kitchen/Diner
- Modern Bathroom
- No Onward Chain

PRICE £289,950



GROUND FLOOR
APPROX. 44.0 SQ. METRES (473.8 SQ. FEET)



FIRST FLOOR
APPROX. 44.3 SQ. METRES (477.1 SQ. FEET)



TOTAL AREA: APPROX. 88.3 SQ. METRES (950.9 SQ. FEET)

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ABOUT THIS PROPERTY

A delightful example of a Welsh miners' cottage, believed to have been built in the 1830s and retaining a wealth of features and character. The property is located in the popular, rural village community of Llanelly Hill, 6 miles from the thriving market town Abergavenny, and within the Bannau Brycheiniog National Park. Substantially improved by the current owners, the cottage has undergone extensive updating including renewal of the double glazing and electrics, replastering and the addition of a rebuilt rear porch. It also offers a number of original features including an exposed stone fireplace, vaulted ceiling exposing original beams, floor tiles and stripped wooden floors. The ground floor accommodation comprises a front facing 20' lounge which runs across the full width of the property and includes feature fireplaces at either end, quarry tiles and herringbone wooden flooring. To the rear there is a large kitchen/diner with feature stone fireplace, double Belfast style sink and range cooker, with separate access via the recently added porch. Upstairs there are three double bedrooms with vaulted ceilings, one with mezzanine storage, and there is also a smartly presented family bathroom. The property is accessed from a parking area to the side with gate leading to an enclosed garden, largely laid to lawn with mature borders and trees. The owners have added a large veranda which runs across the entire front of the cottage providing a covered seating area to look out at the southerly aspect. In addition, there are two stone outbuildings beyond which there is area of ground that has been used for raised beds, chickens and additional parking. There is a pathway that runs behind the house providing access to the rear porch with a right of access for the neighbouring property. This is a thoroughly charming home that further benefits from no onward chain.

ABOUT THE LOCATION

Llanelly Hill is a small village located on the top of the mountain overlooking Clydach Gorge, the Sugarloaf and Black Mountains. It is an area of great natural beauty with extensive woods offering beautiful walks, and is also a perfect spot for cyclists with a UK cycle way close by. The Jolly Colliers Inn is a very popular village pub and restaurant. Further local amenities are available in the large village of Gilwern two miles away which is well served with a number of small shops, a post office, village hall, library, garage, and several pubs.

DIRECTIONS

From Abergavenny take the A465 towards Merthyr Tydfil and continue for approximately 3 miles then take the left turn to Clydach (South). Proceed along this road for 1/2 mile before turning right into Quarry Road. Continue up the hill for 1 mile. At the signpost for Lower Gellifelin, bear sharp left and go over a cattle grid. Continue up the rise to the T junction and then turn left. Follow the road past the Jolly Colliers public house and whereupon the road forks. Take the left hand fork and the property can be found on the left hand side, the last of a terrace of cottages opposite the turning for Penallt Estate. The What3Words reference is [///flagstteams](https://www.what3words.com/flagstteams).correctly

USEFUL INFORMATION

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

SERVICES: We understand that mains electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 330 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.