

CHRISTIE

RESIDENTIAL

TWYN BUNGALOW, LLANWENARTH,
ABERGAVENNY, NP7 7LA

PRICE £550,000



ABOUT THIS PROPERTY

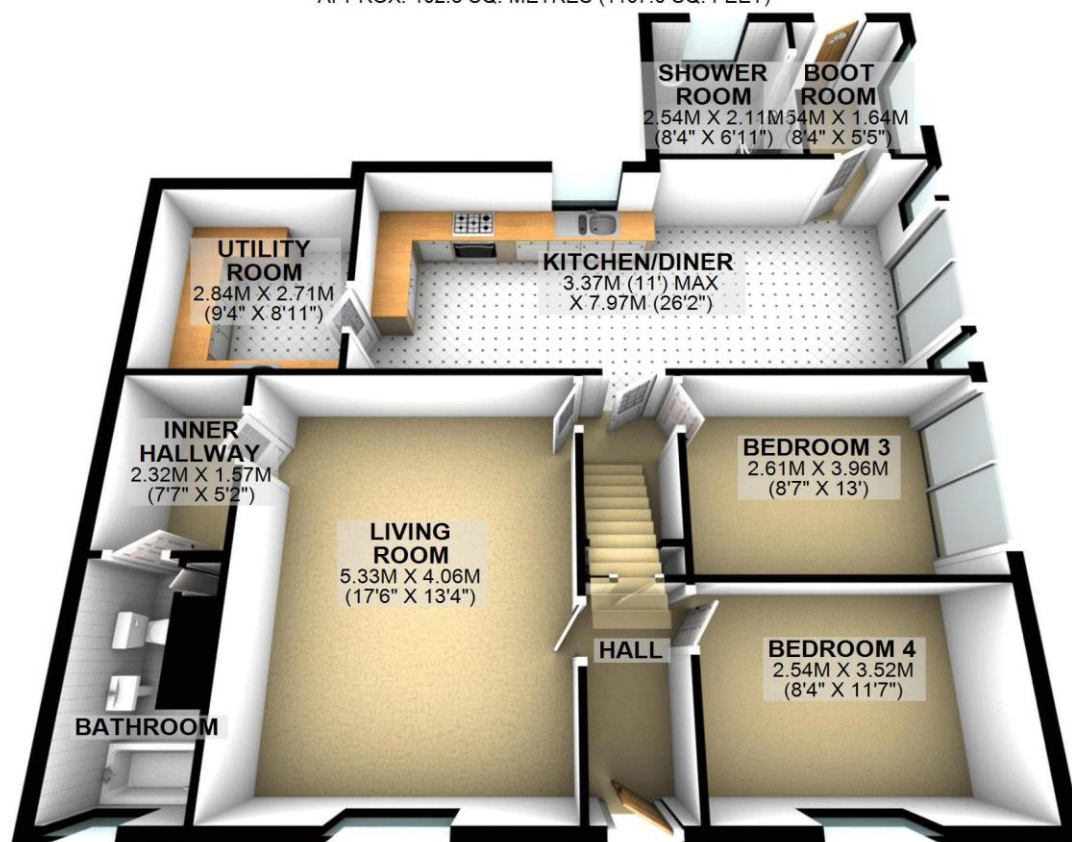
A charming four bedroom home located on the lower southern slopes of the Sugarloaf Mountain in Llanwenarth, near the thriving market town of Abergavenny. The property affords well proportioned accommodation throughout and enjoys simply exceptional and far reaching views across the Usk Valley. Historically extended, the property affords extensive ground floor accommodation which comprises an entrance hall, 17' living room with wood burning stove and superb 28' kitchen/family room with a utility room off it. The kitchen is fitted with a rangemaster oven and induction hob and benefits from a large seating area with vaulted ceiling and doors out to the garden. In addition, there are two ground floor bedrooms, bathroom and shower room, and a rear entrance hall/boot room. Upstairs there are two further double bedrooms including a principal bedroom which benefits from the superb views to the front, a bathroom, dressing room and WC. The property is set back behind electric gates that open to the driveway providing parking for two cars, and detached single garage. The cottage stands in grounds of approximately a third of an acre, and incorporate a stone patio, lawn with planted borders, a productive vegetable garden and raised decked seating area cleverly designed around a mature tree. The breathtaking aspect is overwhelming from all parts of the garden with a 180 degree vista affording views over the town towards the Bloreng Mountain and west towards the Black Mountains. This is delightful home in a picture perfect location that is also within easy reach of the wide ranging amenities of Abergavenny. Offered with no onward chain.

Abergavenny is situated twelve miles from the English border and just south of the Black Mountains in the Bannau Brycheiniog National Park, it is steeped in history. Originally a Roman Fort, then a medieval walled town, Abergavenny is today a lively market town offering a wide range of amenities with major supermarkets, a high street with several well regarded independent shops, a vibrant market hall, a leisure centre, Nevill Hall Hospital and a number of churches. With its many restaurants and cafes Abergavenny is world renowned for its Food Festival. The town also offers a rich range of cultural options. Its location means that Abergavenny acts as the major transport hub for the area with the railway station allowing easy access to anywhere on the rail network. The A40 and the A465 (Heads of the Valleys Road) are one mile out of town with the M50 / M4 a further 25 minutes away.



GROUND FLOOR

APPROX. 102.8 SQ. METRES (1107.0 SQ. FEET)



FIRST FLOOR

APPROX. 46.7 SQ. METRES (503.2 SQ. FEET)



TOTAL AREA: APPROX. 149.6 SQ. METRES (1610.2 SQ. FEET)



DIRECTIONS

From Abergavenny town centre follow Brecon Road (A40) westward for approximately 300 metres and turn right into Chapel Road. Follow for 0.5 miles, bearing right at the top and turn left into Pentre Lane. Follow for around 0.7 miles, past Sugarloaf Vinyard on your right and bear sharp right and follow up the hill for a further 0.5 miles towards the Sugarloaf carpark. Just after the sharp left hand bend take the left hand fork. Follow the lane to the end and the property can be found on the left hand side. What3Words: - ///rewrites.passports.curated

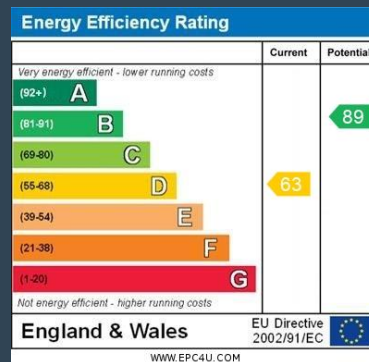
USEFUL INFORMATION

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 that mains electricity is connected to the property. There are solar panels which contribute to the heating of the hot water. The water supply is via a shared natural spring and drainage is via septic tank. Standard broadband is available with an estimated maximum speed of 5 mbs, but 4G provides a greatly improved performance providing speeds in the region of 40mbs. 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.