

# CHRISTIE

R E S I D E N T I A L



## 28 Penllwyn Estate, Llanelly Hill, Abergavenny, NP7 0PY

A one bedroom mid-terrace bungalow located on a quiet cul-de-sac in the rural village of Llanelly Hill, near Abergavenny. Situated overlooking Clydach Gorge, the property benefits from a lounge with multi-fuel stove, attractive front and rear gardens and is offered with no onward chain.

- One Bedroom Bungalow
- Semi-rural Village Location
- Kitchen With Separate Utility
- Modern Shower Room
- Conservatory
- Gas Central Heating & Solar Panels

---

Price	£149,950
-------	----------

---





## GROUND FLOOR

APPROX. 52.4 SQ. METRES (564.5 SQ. FEET)



TOTAL AREA: APPROX. 52.4 SQ. METRES (564.5 SQ. FEET)



# CHRISTIE

## RESIDENTIAL

### About this property

A well presented, one bedroom mid-terrace bungalow situated on a quiet cul-de-sac in the popular, rural village of Llanelly Hill, approximately six miles from the vibrant market town of Abergavenny. The property offers well proportioned accommodation comprising an entrance hall, lounge with multi-fuel stove, and kitchen/breakfast room with separate utility area. There is also a large double bedroom to the rear overlooking the garden, a modern shower room and conservatory. The property is set back behind an attractive frontage laid to lawn with flower bed borders. The garden enjoys views back across Clydach Gorge, and comprises a patio to the fore, central area of lawn framed by shrub borders, with large timber potting shed and secluded seating area at the rear. Further benefits include gas central heating and solar panels. This is a charming home in an established rural village community located in the Bannau Brycheiniog National Park. Offered with no onward chain.

### About the location

Llanelly Hill is a small village community situated within the Bannau Brycheiniog National Park. Overlooking Clydach Gorge and the Black Mountains, it is in an area of outstanding natural beauty and a popular tourist destination offering beautiful walks, and a perfect spot for cyclists with a UK cycle way close by. The village has a 'Good Food' award winning pub, The Jolly Colliers, as well as an active community centre, and a local bus service. It has access to excellent transport links with the A465 Heads of the Valleys Road providing easy access to Cardiff and Bristol, both being approximately an hour's drive away. The popular market town of Abergavenny is located approximately 6 miles away which provides extensive amenities, including a railway station.

### Directions

From Abergavenny take the A465 towards Merthyr Tydfil and continue for approximately 3 miles, crossing over the Gilwern roundabout, then take the left signposted Clydach South. At the T-junction turn right and follow the hill into the village and turn right into Quarry Road. Continue for 1 mile. At the sign for Lower Gellifelin take the sharp left over the cattle grid and follow the road up the hill to the T-junction. Turn left and then take the first left into Penllwyn Estate.

### USEFUL information

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

**SERVICES:** We understand that mains gas, electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 178 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.