

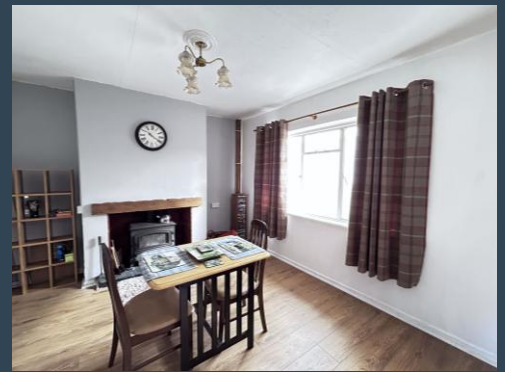


6 GLAN HONDDU CLOSE, PANDY, ABERGAVENNY, NP7 8DT

In the scenic village of Pandy, this semi-detached home offers stunning views, a spacious living room, kitchen/diner, three bedrooms, and a workshop/utility. With oil-fired central heating, double glazing, and charming gardens, it's a perfect countryside retreat just five miles from Abergavenny.

- Semi-Detached House
- Stunning Countryside Views
- No Onward Chain
- Open-plan Kitchen/Diner
- Three Bedrooms
- Ground-floor Bathroom

PRICE	£230,000
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GROUND FLOOR

APPROX. 58.8 SQ. METRES (632.4 SQ. FEET)



FIRST FLOOR

APPROX. 38.1 SQ. METRES (410.6 SQ. FEET)



TOTAL AREA: APPROX. 96.9 SQ. METRES (1043.0 SQ. FEET)

CHRISTIE

R E S I D E N T I A L

ABOUT THIS PROPERTY

Nestled in the picturesque village of Pandy, just five miles north of Abergavenny, this delightful semi-detached home offers a perfect blend of comfort and countryside charm. Boasting stunning views, the property features a welcoming entrance hall leading into a spacious and light-filled living room, where large windows frame the beautiful surrounding scenery. The heart of the home is the generous kitchen/diner, ideal for family gatherings and entertaining. The ground floor also includes a well-appointed bathroom, a practical rear lean-to porch, and a versatile workshop/utility space. Upstairs, the property offers three inviting bedrooms—two doubles and single. Additional benefits include oil-fired central heating and double glazing for year-round comfort. Outside, the front and rear gardens are perfect for enjoying the rural setting, offering breathtaking views of the surrounding landscape. This charming home presents an excellent opportunity to embrace village life while remaining within easy reach of Abergavenny's amenities.

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 whilst the Brecon Beacons are within easy access. There is a village primary school and local shops in neighbouring Llanvihangel Crucorney. The area offers a variety of pubs and hostelrys including the Skirrid Inn - reputedly the oldest pub in Wales. 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 or call 01633 644488.

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 on the left hand side.

USEFUL INFORMATION

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

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 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.