

CHRISTIE

RESIDENTIAL

CIBI HOUSE, LLWYN DU, ABERGAVENNY,
NP7 7HU

PRICE £775,000





ABOUT THIS PROPERTY

Cibi House is a charming 200-year-old home on the lower slopes of the Sugar Loaf Mountain, offering the perfect blend of period character and modern convenience set in a spectacular location with exceptional views. Set within the Bannau Brycheiniog National Park, the property has a range of glorious woodland walks and cycle routes right on the doorstep.

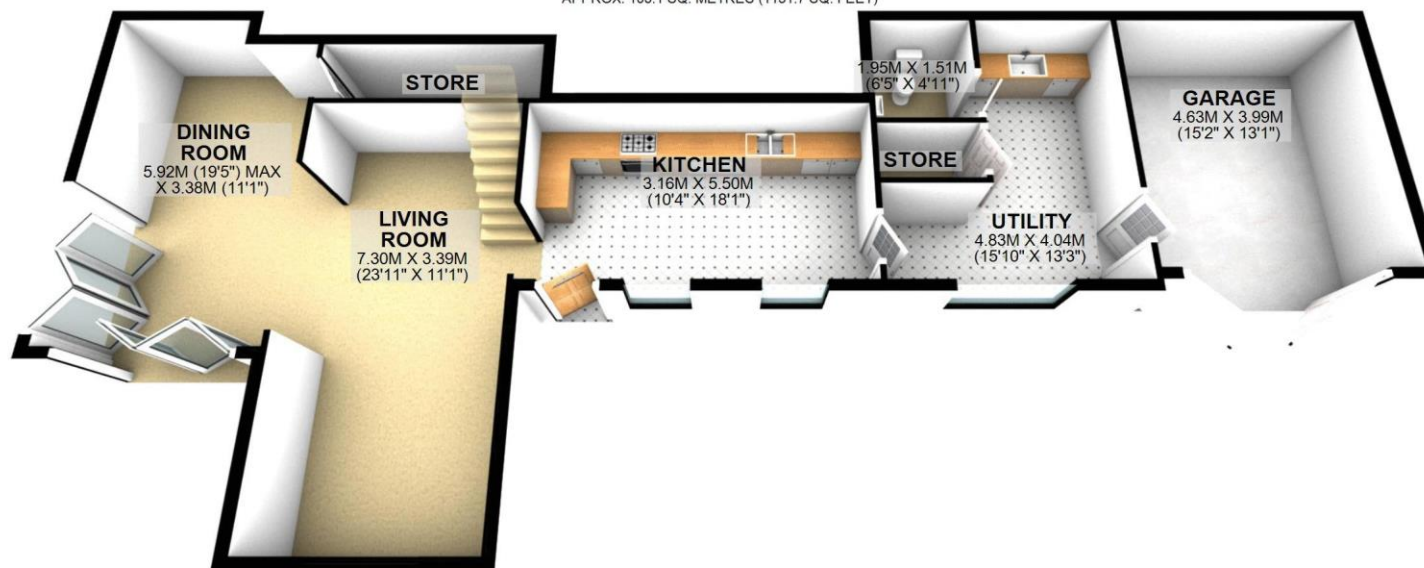
Tastefully finished with stone and oak flooring and oak internal doors throughout, the cottage has been thoughtfully extended to create a warm, inviting home of real charm. The cosy living room, featuring a wood-burning stove, flows into a bright and airy dining area with bi-fold doors leading to the garden. A wonderful covered outdoor living space extends the entertaining area, providing the perfect spot to enjoy the stunning views. The well-appointed kitchen/breakfast room boasts granite worktops, an integrated dishwasher, and an induction range-style cooker, leading to a spacious utility room, along with a WC and internal access to the garage. Upstairs, a feature landing with exposed stone walls leads to four well-proportioned bedrooms, all with built-in storage. Two of the bedrooms benefit from en-suite shower rooms, while the stylish family bathroom includes a roll-top bath and a separate shower. The home is equipped with oil central heating and double glazing.

Outside, the south-facing garden is dominated by the truly breathtaking views across the valley and over town and offers an exceptionally peaceful vantage point. It comprises with a paved patio to the fore leading a generous area of level lawn. In addition, there is a small pond, several fruit trees, two garden sheds, and an attractive vegetable garden with raised burnt oak beds. At the front, there is a generous parking area with electric car charge point, a sizeable open porch with a log store, and garage with power, lighting, and water. Set on the lower slopes of the Sugar Loaf amongst oak woodland, and near the end of a quiet no-through road, Cibi House offers the perfect balance of peaceful countryside living while being just over a mile from the town centre and its amenities.

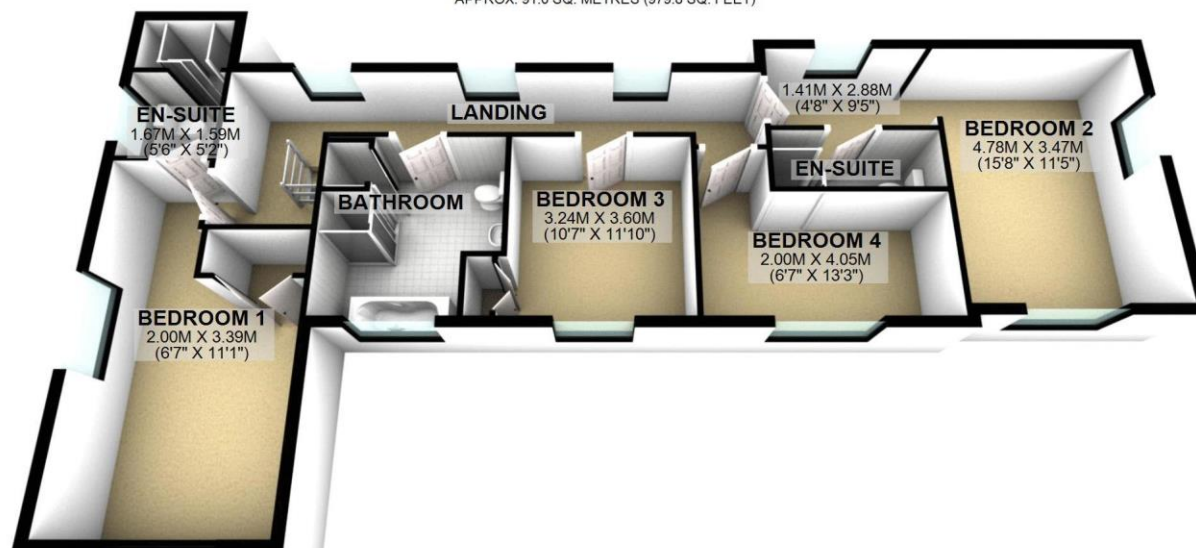
The property is located a short drive from the popular market town of Abergavenny. Nestled amidst the Seven Beacons, with its skyline dominated by the Blorenges and the Sugar Loaf mountains, Abergavenny is known as the 'Gateway to Wales'. It is situated twelve miles from the English border, and just south of the Black Mountains in the Brecon Beacons National Park. Steeped in history, Abergavenny was originally a Roman Fort, and then a medieval walled town. It is now a market town that was named the best place to live in Wales by the Sunday Times in 2024. It offers a wide range of amenities with major supermarkets, popular bi-weekly market, a high street comprising of independent shops, recognised chains and local department stores, a leisure centre, a number of churches and Nevill Hall Hospital. Abergavenny is world-renowned for its Food Festival which brings the UK's best chefs and culinary experts to the town every September. The town also offers a rich and vibrant range of cultural options, including the Borough Theatre which offers an all year round programme of professional and amateur events, and the annual Abergavenny Writing Festival. Its location means that Abergavenny acts as the major transport hub for the area. The railway station allows easy access to anywhere on the rail network. The A465 Heads of the Valleys Road is one mile out of town with the M50 / M4 a further 25 minutes away.



GROUND FLOOR
APPROX. 105.1 SQ. METRES (1131.7 SQ. FEET)



FIRST FLOOR
APPROX. 91.0 SQ. METRES (979.8 SQ. FEET)



TOTAL AREA: APPROX. 196.2 SQ. METRES (2111.6 SQ. FEET)



DIRECTIONS

From our office on Cross Street (NP7 5EU), follow Monk Street (A40) north to the traffic lights and turn left. Continue on Park Road and take the fourth right into Chapel Road. Follow the road up out of town, and the property can be found on the left hand side after approximately 1 mile. The What3Words location is: [///crumples.specifies.bonkers](#)

USEFUL INFORMATION

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

SERVICES: We understand that there is an oil fired central heating system. Mains electricity & water are connected to the property. Drainage is via a septic tank. Standard broadband is available (provided by Openreach) with an estimated maximum speed of 4 Mbps. The current owners use a firm called Voneus and achieve speeds in the region of 45 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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.