

CHRISTIE

RESIDENTIAL

PANTEG HOUSE, PANDY, ABERGAVENNY,
NP7 8DL

PRICE £550,000





ABOUT THIS PROPERTY

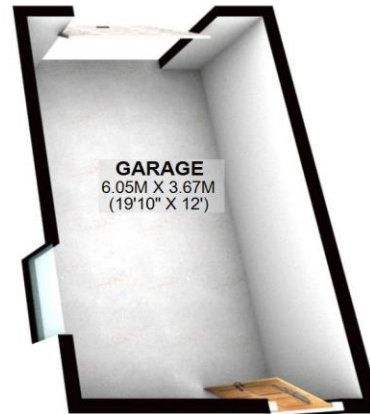
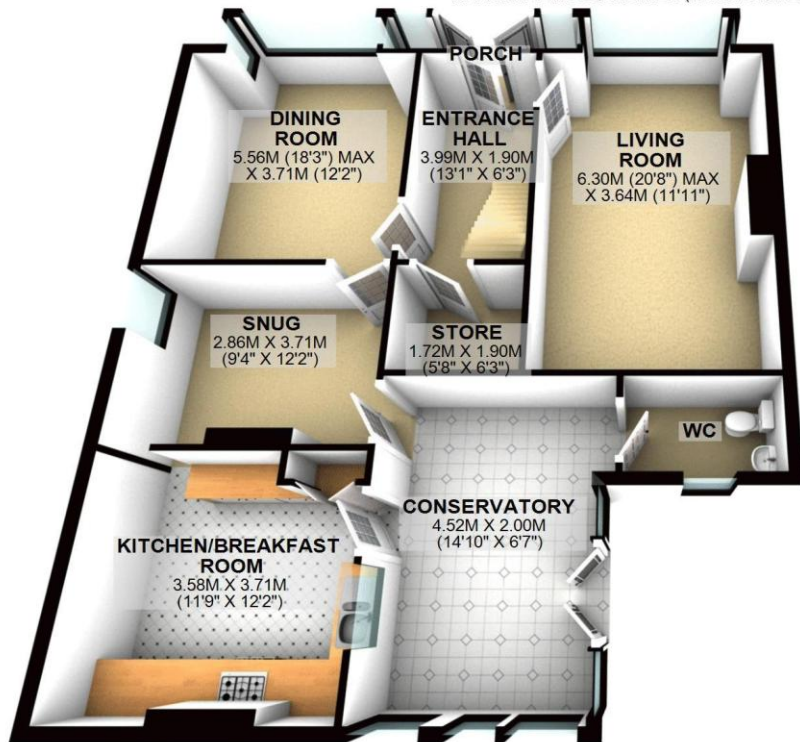
Set in the heart of the picturesque Monmouthshire village of Pandy, this impressive double-fronted detached period residence offers a rare blend of traditional character, generous proportions, and excellent family accommodation. Situated at the foot of the Skirrid Mountain and within the Bannau Brycheiniog National Park, the property is just a short drive from the thriving market town of Abergavenny. With its symmetrical stone façade, and distinctive decorative brickwork, this handsome home enjoys great kerb appeal, all set behind a mature front garden and a long private driveway leading to a detached garage. Offering generous accommodation throughout, ground floor comprises a welcoming entrance hall that leads to three separate reception rooms: a spacious dual-aspect living room with fireplace, a formal dining room perfect for entertaining, and a cosy snug. At the rear there is a modern kitchen/breakfast room off which is a large conservatory providing side access to the garden. In addition there is a guest WC and a useful store room. Upstairs, four bedrooms are arranged around a airy landing and are serviced by a family bathroom, separate shower and additional WC. The main bedroom is particularly spacious, and additional built-in storage is provided on the first floor. The house is approached via a gated driveway flanked by mature borders, leading to a detached garage. The house sits centrally within the plot, surrounded by established lawns, shrubs and trees offering both privacy and curb appeal. The rear garden is private and provides ample scope for landscaping or family enjoyment. It includes a range of potential spaces to entertain, as well as raised beds and a greenhouse. With excellent access to road and rail links via Abergavenny, as well as nearby amenities including a village hall and pub, this home presents a rare opportunity to acquire a substantial period property in a beautiful and historic rural setting. Offered with no onward chain.

The village of Pandy is situated approximately 6 miles from Abergavenny in a beautiful setting beneath the Skirrid Mountain. It is a popular with ramblers and hill walkers as Offa's Dyke Path runs through the village and it is located within the wider Bannau Brycheiniog National Park. 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 (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.



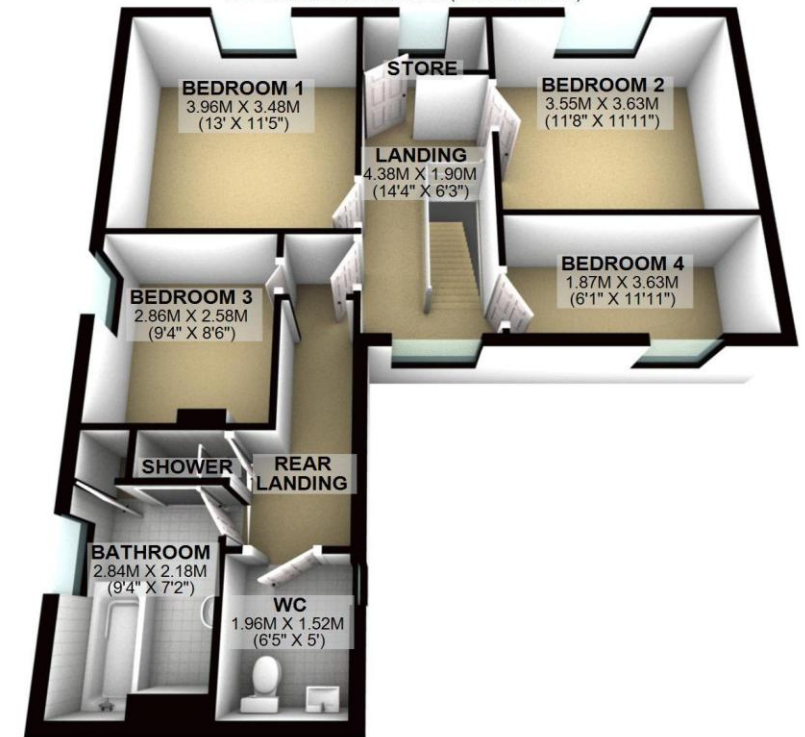
GROUND FLOOR

APPROX. 121.3 SQ. METRES (1305.4 SQ. FEET)



FIRST FLOOR

APPROX. 68.4 SQ. METRES (736.6 SQ. FEET)



TOTAL AREA: APPROX. 189.7 SQ. METRES (2042.0 SQ. FEET)



DIRECTIONS

From Abergavenny town centre follow the A40 (Monmouth Road) 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 before turning right at the signpost for Wern Gifford. Turn immediately left into a small slip road and the property can be found at the end on the right hand side. The What3Words reference is [///infinite.sing.stretcher](#).

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 heating system and that mains electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 80 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.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 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.