



**Christie
Residential**
YOUR HOME, HANDLED WITH CARE

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**Long Row,
Llanelly Hill
£299,950**

- ♥ Three bedroom Period Cottage
- ♥ Air Source Central Heating - Band C EPC
- ♥ Solar Panels & 10kw Battery
- ♥ Re-Fitted Kitchen





About this property

A beautifully presented and substantially updated three-bedroom terraced cottage, full of charm and character, set in an elevated position within the rural hamlet of Lower Gellifellin, just six miles from Abergavenny. Originally two smaller cottages, the property has been thoughtfully combined to create a home of generous proportions and distinctive character throughout. On the ground floor, the accommodation includes a welcoming lounge featuring a wood-burning stove set within a striking stone fireplace, alongside the original spiral staircase. A separate dining area complements the space, while the generous kitchen has been refitted to a particularly high standard. From the rear entrance hall, stairs rise to a half-landing where a recently replaced shower room can be found. The first floor provides two double bedrooms - one benefitting from a walk-in storage/work space - together with a comfortable single bedroom. The cottage makes the most of its elevated position, enjoying delightful views across the Clydach Gorge. The garden has been attractively landscaped, with terraced areas including an upper lawn with planted borders and steps leading down to a further lawned area. The property has been significantly improved by the current owner, including the installation of an air-source heat pump central heating system and solar panels with a 10kw battery. Across the lane, an allocated area provides parking for two cars. Offered with no onward chain, this is a truly charming home in a superb location - combining an idyllic rural setting with easy access to the many amenities of nearby Abergavenny.

About the location

Llanelly Hill is a small village located on the top of the mountain overlooking Clydach Gorge, the Sugarloaf and Black Mountains. It is an area of great natural beauty with extensive woods offering beautiful walks, and is also a perfect spot for cyclists with a UK cycle way close by. The village boasts the well regarded Jolly Colliers Inn which has become an increasingly popular destination across the area due to its excellent cuisine and vibrant atmosphere. Further local amenities are available in the large village of Gilwern two miles away which is well served with a number of small shops, a post office, village hall, library, garage, and several pubs.

Directions

From Abergavenny take the A465 westbound towards Merthyr Tydfil, continue for 4.7 miles then take the turn off signposted towards Llanelly Hill. Turn right at the 'T' junction and continue into Clydach then take the right turn into Quarry Road. Continue for 1 mile. At the left hand hairpin junction to Llanelly Hill continue straight over towards Lower Gellifellin and proceed for 0.4 miles before taking the first right turn. The property is the first of a row on cottages on the left hand side. The What3Words location to the parking area is drives.rewrites.laminate.

USEFUL information

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

SERVICES: We understand that there is an air source central heating system supplemented by solar panels and a 10kw battery. Mains electricity and water are connected to the property drainage is via a septic tank. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 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.

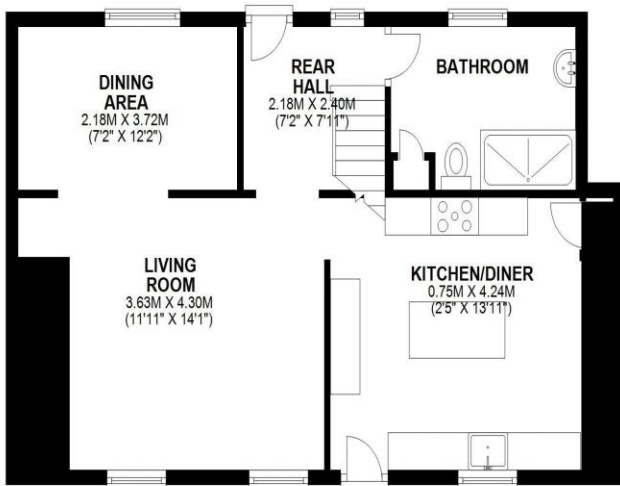
VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

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.

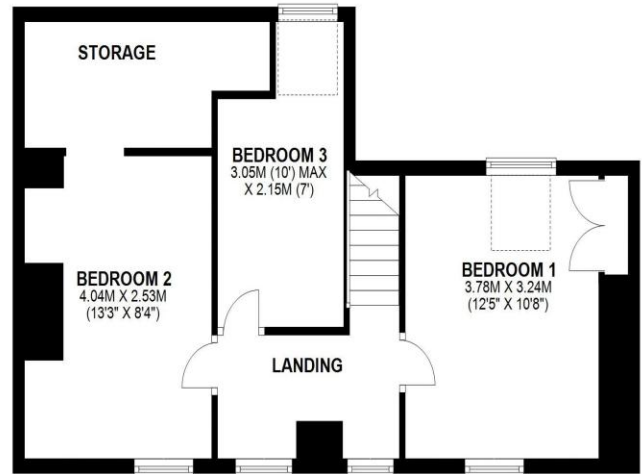
GROUND FLOOR

APPROX. 51.3 SQ. METRES (552.0 SQ. FEET)



FIRST FLOOR

APPROX. 49.7 SQ. METRES (535.5 SQ. FEET)



TOTAL AREA: APPROX. 101.0 SQ. METRES (1087.5 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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