



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

Tel: 01873 852221

Web: [christieresidential.co.uk](http://christieresidential.co.uk)

Email: [hello@christieresidential.co.uk](mailto:hello@christieresidential.co.uk)

**Capel-Ed Lane,  
Penperlleni  
£330,000**

- ♥ Detached Bungalow
- ♥ Two Double Bedroom
- ♥ 16' Lounge With Views
- ♥ Re-Fitted Wet Room Shower







## About this property

A well-proportioned detached bungalow, located in the highly sought-after village of Penperlleni, approximately six miles from the thriving market towns of Abergavenny and Usk, and under four miles from Pontypool and its rail links. The accommodation comprises a spacious entrance hall, a 16' lounge enjoying views across open fields, two double bedrooms including a principal bedroom with patio doors opening onto the garden, a separate kitchen, and a recently re-fitted shower wet room. The property is set back behind an attractive front garden, with driveway parking for two vehicles to the side. The well-maintained west-facing rear garden is predominantly laid to lawn and features a variety of well-stocked borders, a patio area to the fore, and a timber storage shed to the rear. Additional benefits include modern gas central heating and double glazing.

## About the location

Penperlleni, also known locally as Goytre, is a popular village community set approximately midway between Abergavenny, Cwmbran and Usk. Village amenities include the well regarded primary school, a convenience store with post office, doctors' surgery and a welcoming public house. The historic market town of Abergavenny provides a broader range of facilities with supermarkets, hospital, secondary school, a variety of retail options and restaurants. Abergavenny, is world renowned for its Food Festival which brings the UK's best chefs and culinary experts to the town every September, and there are also a range of cultural options including the Borough Theatre. Abergavenny's railway station provides easy commuter access to Newport, Cardiff and Bristol while there are also excellent road links via the A40/A449 to the M4, M5 and M50.

## Directions

From Abergavenny take the A4042 towards Pontypool, passing through Llanover and onto Penperlleni after about 6 miles. At the Goytre Arms pub turn left into Newtown Road and then take the second left into Capel Ed Lane. The property can be found immediately on the left hand side.

## USEFUL information

**COUNCIL TAX:** Band E. 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 80 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.

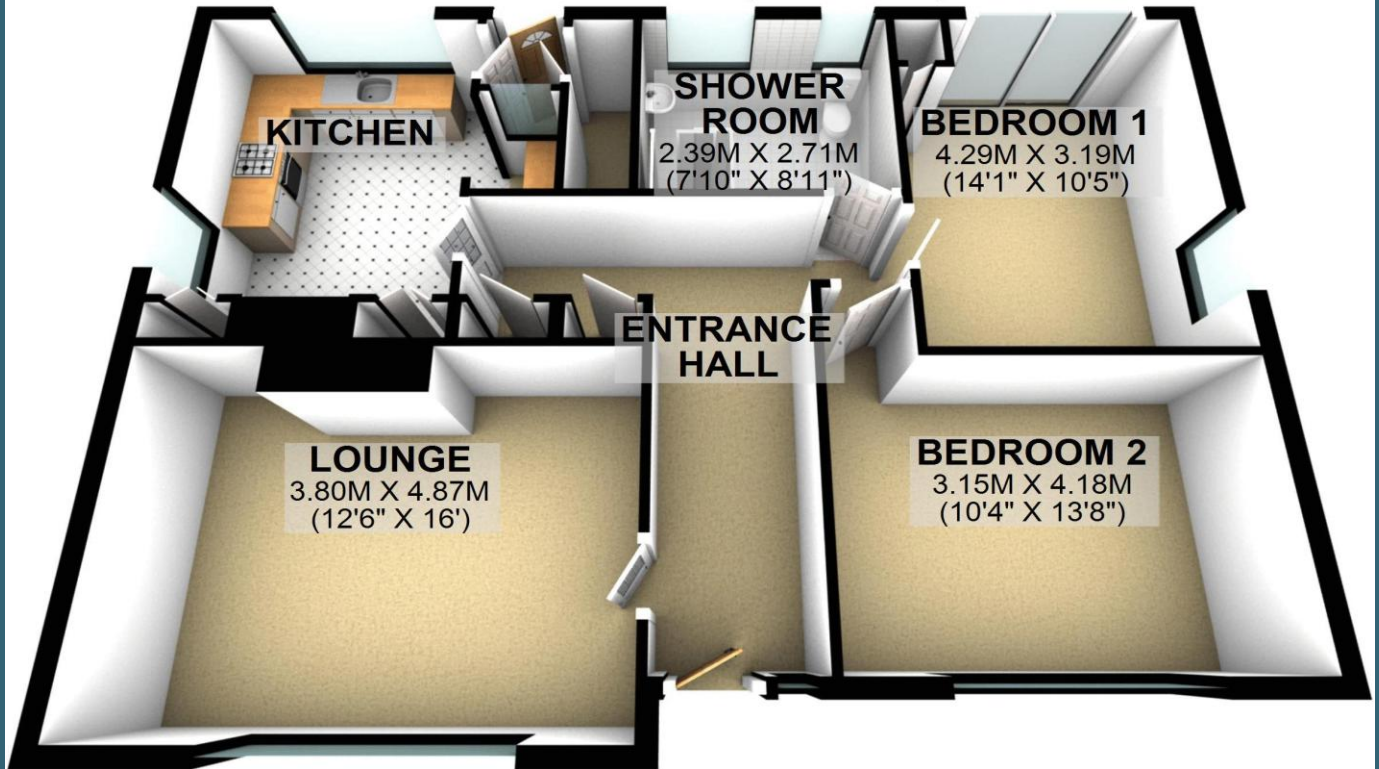
### Consumer Protection from Unfair Trading Regulations 2008.

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. 83.9 SQ. METRES (902.7 SQ. FEET)



TOTAL AREA: APPROX. 83.9 SQ. METRES (902.7 SQ. FEET)



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