



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

Tel: 01873 852221

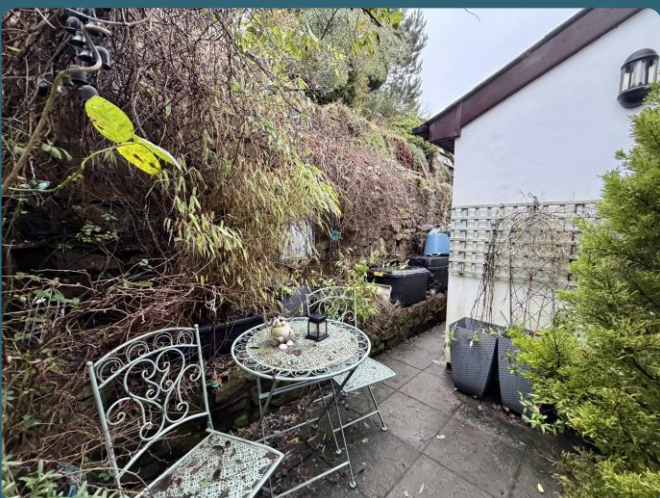
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**Ty Clydd,
Llanelly Hill
£210,000**

- ♥ Terraced Cottage
- ♥ Three Bedrooms
- ♥ Village Location
- ♥ EPC Rating B





About this property

An updated three-bedroom terraced cottage, rich in charm and character, enjoying an elevated position above the Clydach Gorge in the rural village of Llanelly Hill, approximately six miles from Abergavenny. The ground floor accommodation comprises an entrance porch opening into a welcoming sitting room, featuring a wood-burning stove set within an impressive stone fireplace and the original spiral staircase. This leads through to a generous kitchen/dining room fitted with modern units and tiled flooring. A more recent rear extension provides a useful rear lobby and ground floor WC. To the first floor are three bedrooms and a contemporary shower room. Outside, the property is approached via a walled frontage with iron gate and established trees and shrubs. To the rear is a courtyard garden with steps rising to a further garden area, enjoying attractive views across the rooftops towards the Clydach Gorge. The current owner has carried out significant improvements, including the installation of an air-source heat pump and solar panels, resulting in an impressive EPC rating of B. This is a delightful home in a superb setting, offering the perfect balance of rural tranquillity and convenient access to the 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. 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. Follow this road for 1.1 miles then sharp left and over the cattle grid, The property can be found on the right hand side. The What3Words location is hotel.reliving.lunch

USEFUL information

COUNCIL TAX: Band C. 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 78 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.

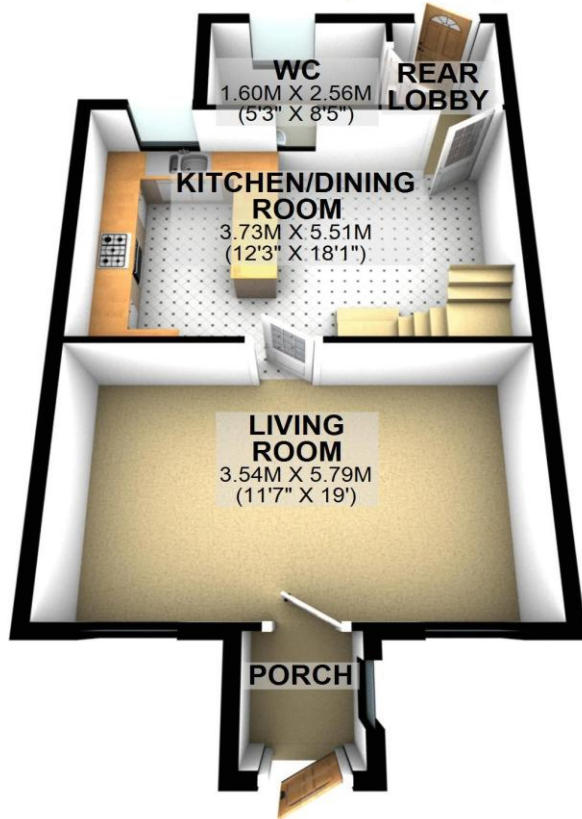
VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

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. 50.7 SQ. METRES (546.1 SQ. FEET)



FIRST FLOOR

APPROX. 44.8 SQ. METRES (482.4 SQ. FEET)



TOTAL AREA: APPROX. 95.6 SQ. METRES (1028.5 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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