



BRYN-Y-GWENIN

Guide price **£750,000**



ASHGROVE

Bryn-Y-Gwenin, Abergavenny, Monmouthshire NP7 8AB



5 Bedroom detached bungalow,
Superb Skirrid and Countryside views,
Larger than average plot.

Situated in a picturesque location with impressive countryside views, including unobstructed views of The Skirrid, is this exceptional 5 bedroomed detached bungalow that has been extended and upgraded to a high standard by the current owners.

Nestled in the picturesque hamlet of Bryn-y-Gwenin, just a short drive from the vibrant market town of Abergavenny, this beautifully extended and upgraded five-bedroom detached bungalow enjoys a truly enviable setting. With breathtaking views of The Skirrid to the front and sweeping countryside vistas to the rear, the property offers a perfect blend of rural tranquility and modern convenience.

Abergavenny, renowned for its independent shops, acclaimed restaurants, and bustling markets, is easily accessible and provides a wealth of amenities, including a Waitrose supermarket and a well-connected train station, linking to Cardiff, Newport, and beyond. Within ½ mile distance of the property is the Michelin star restaurant, The Walnut Tree, ideal for enjoying a meal or drinks with friends. Outdoor enthusiasts will delight in the nearby walking trails, with The Skirrid and the Brecon Beacons National Park on the doorstep. Excellent road links, including the A465 and A40, make commuting effortless while preserving the charm of countryside living. This exceptional location offers the best of both worlds a peaceful retreat with every convenience close at hand.



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KEY FEATURES

- Detached Bungalow,
- Extended and Upgraded, 5 Bedrooms,
- Large open plan reception room with Bi-folding doors to rear, En-Suite facilities to 2 bedrooms, Just under ½ acre plot.



STEP INSIDE



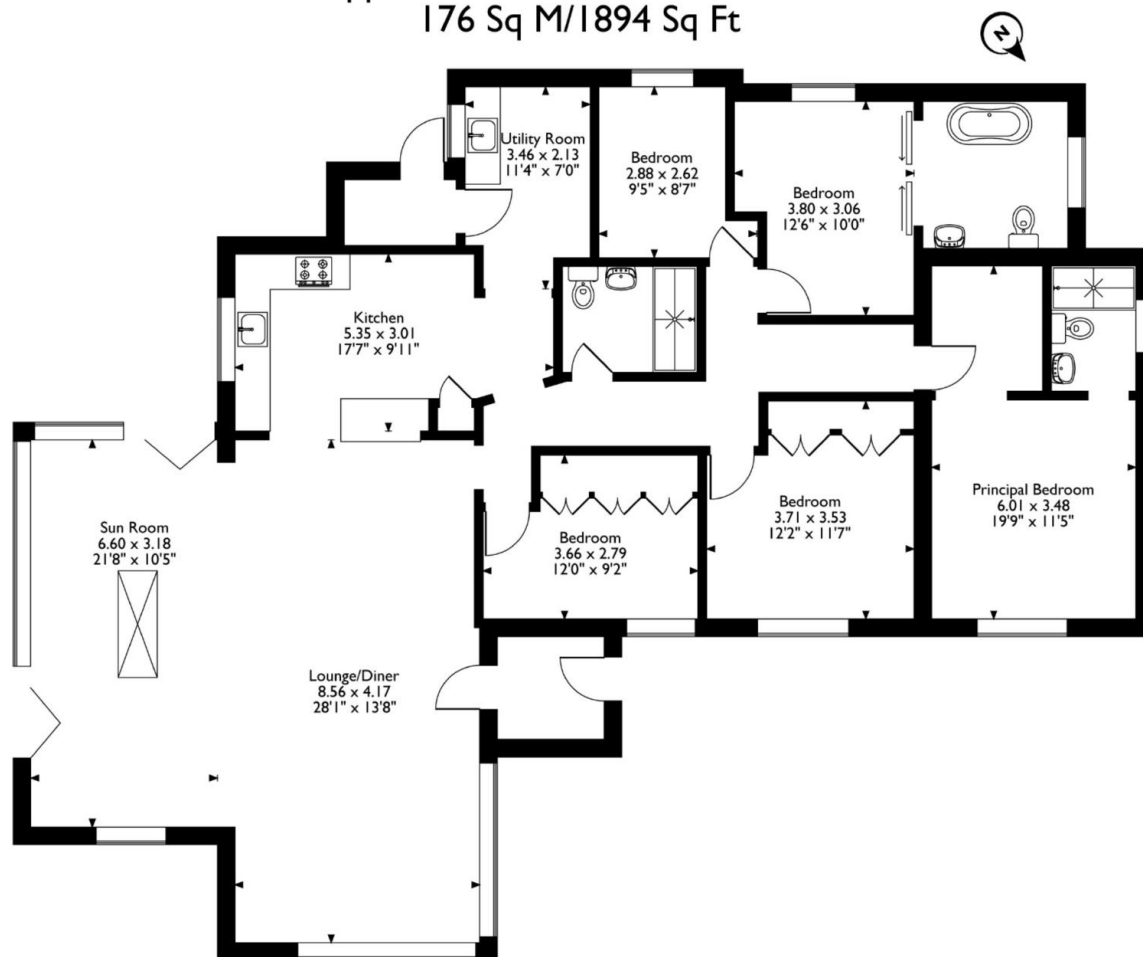
Stepping inside this exceptional home, you are welcomed by a spacious entrance hallway that immediately sets the tone for the stylish and contemporary interiors beyond. Leading through to the heart of the home, the magnificent reception room is a truly breathtaking space. Bathed in natural light from stunning corner windows to the front and side, this room enjoys uninterrupted views towards the Skirrid Mountain.

To the rear, bi-folding doors seamlessly connect the indoors with the garden, creating an effortless flow for both everyday living and entertaining. Recessed lighting around these doors enhances the ambiance, ensuring a warm and inviting atmosphere during twilight hours. This grand reception area is impressively versatile, easily accommodating a living area, dining space, and a family zone, making it the perfect social hub for hosting guests or simply relaxing with loved ones.

Adjacent to this spectacular living space, the well-appointed fitted kitchen is both stylish and functional. A timber breakfast bar adds a touch of warmth while maintaining an open-plan feel, subtly defining the space without losing connectivity. The kitchen features sleek white wall and base units with ample work surfaces, as well as a range of integrated appliances. A rear-facing window offers lovely garden views, enhancing the sense of light and space.

From the kitchen, a small hallway leads to the practical utility room, which provides additional appliance space, including plumbing for a washing machine. Beyond the utility, a handy outer hallway offers access to the rear garden, serving as a convenient boot room or a designated area for pets during wet weather.

Ashgrove, Bryn-y-Gwenin, Abergavenny
Approximate Gross Internal Area
176 Sq M / 1894 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

At the core of the home, the inner hallway provides access to the five well-proportioned bedrooms and a contemporary family shower room. Two of the bedrooms boast en-suite facilities, one featuring a bath for indulgent relaxation. The principal suite is a standout, offering a private retreat complete with an elegant shower room and a dedicated dressing area. Each bedroom is designed to maximise comfort and style, creating restful havens for all members of the household.

This thoughtfully designed home perfectly balances practicality with luxury, ensuring that every space is both beautiful and functional. With its impressive layout, exceptional social areas, and high-end finishes, this property is an outstanding opportunity to enjoy modern living in a breathtaking rural setting.

STEP OUTSIDE



Located on one of the largest plots in Bryn-y-Gwenin, this home boasts a spacious driveway accommodating multiple vehicles, leading to a single garage. A raised, curved patio at the front creates an inviting entrance, guiding you to the front door. Side access leads to the beautifully landscaped rear garden, where a paved sun patio adjoins the house, enhanced by sunken lighting for a warm evening ambiance. A charming pergola adds character and shade, while the expansive lawn is framed by mature shrubs, flower beds, and trees, offering a peaceful retreat.

The garden enjoys breathtaking countryside views, creating a truly idyllic setting. A standout feature is the traditional well, adding a touch of history and charm to this stunning outdoor space. Perfect for relaxation and entertaining, this exceptional garden provides a private sanctuary

INFORMATION

Postcode: NP7 8AB
Tenure: Freehold
Tax Band: G
Heating: Oil
Drainage: Mains
EPC: D





DIRECTIONS

From Abergavenny, take the old Ross Road, B4521 towards Skenfrith. After approximately 2.5 miles, take the right turn into Bryn-y-Gwenin. After approximately half a mile, the property will be found on your left hand side.

What3Words [informer.monitors.reckoned](https://www.what3words.com/)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	62	76
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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