



LLANELLY HILL, ABERGAVENNY

Guide price **£400,000**



SHOP HOUSE

Lower Cwm Nant Gam, Abergavenny, Monmouthshire NP7 0RG



3 bedroomed detached cottage,
Enjoying spectacular views,
Gated driveway.

Nestled within generous, well-maintained gardens, this charming detached cottage enjoys a peaceful setting with excellent access to a host of nearby towns and attractions. Ideally positioned between Abergavenny, Crickhowell and Brynmawr, the property is perfectly placed for shopping, dining, and leisure, offering a superb balance of rural tranquillity and urban convenience. For commuters, the area benefits from strong road and rail links, providing easy connections to Cardiff, Bristol, and the Midlands. Nature lovers will be drawn to the nearby Bannau Brycheiniog (formerly Brecon Beacons), a haven for walking, cycling and outdoor adventure. With its enviable location and access to a rich variety of amenities and activities, this property presents an ideal opportunity for those seeking a lifestyle that blends country living with modern connectivity.

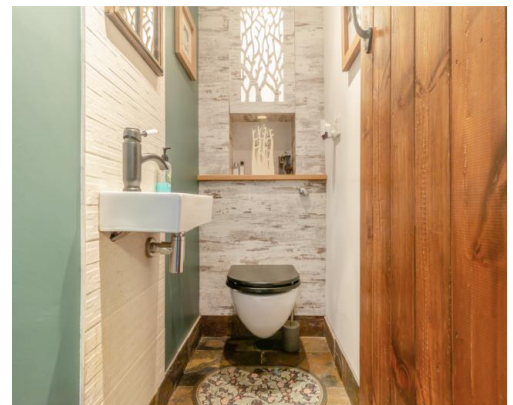


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KEY FEATURES

- Detached Cottage,
- 3 bedrooms, lounge with fireplace,
- kitchen/breakfast room,
- First floor bathroom,
- Gated driveway.



STEP INSIDE



Step inside this characterful cottage and you are immediately welcomed into a warm and inviting lounge/dining room. With two front-facing windows, the space is filled with natural light and offers an ideal setting for relaxing or entertaining. A feature fireplace with a wood-burning stove creates a cosy focal point, while the original stone staircase to the side of the chimney breast adds charm and historical interest now a striking architectural feature rather than in use.

A doorway leads you through to an inner hallway, providing access to the heart of the home the kitchen/breakfast room. This well-appointed space is fitted with a range of wall and base units, complemented by wooden countertops and a breakfast bar perfectly positioned to take in far-reaching countryside views through the front-facing window. Also located off the inner hallway is a convenient downstairs cloakroom, fitted with a white two-piece suite.

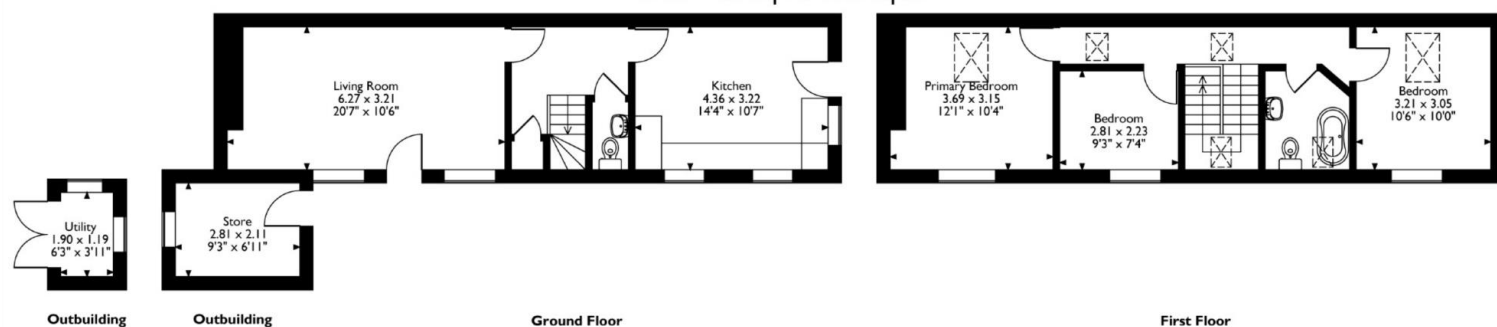
Shop House, Lower Cwm Nant Gam, Llanelly Hill, Abergavenny

Approximate Gross Internal Area

Main House = 88 Sq M/948 Sq Ft

Outbuilding = 8 Sq M/87 Sq Ft

Total = 96 Sq M/1035 Sq Ft



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.

From the hallway, stairs rise to the first-floor landing, where a useful storage area is neatly tucked beneath the staircase. The landing itself is a generous and airy space, illuminated by Velux windows and recessed spotlights, giving a modern touch while retaining the cottage's traditional character.

Three well-proportioned bedrooms are accessed from the landing, each benefitting from front-facing windows that showcase the breathtaking views across the surrounding landscape. Whether used as bedrooms, guest rooms, or a home office, each space offers a peaceful and picturesque setting.

A stylish family bathroom completes the accommodation, fitted with a white three-piece suite and enhanced by practical built-in storage.

Combining period charm with practical living, this delightful cottage offers both comfort and character in an idyllic setting.

STEP OUTSIDE



Step outside and discover the delightful outdoor spaces this charming cottage has to offer. To the front, a neatly lawned garden is enclosed by wrought iron railings, with a gated pathway leading to the front door, creating a welcoming first impression. A useful brick-built storage shed sits conveniently to the left of the entrance. Seating area to enjoy the far reaching views.

To the side, a covered walkway adjoins the kitchen and leads to a practical timber utility area ideal for storage of washing machine/tumble dryer or workspace. Stone steps rise to the main garden, a beautifully tiered space primarily laid to lawn and thoughtfully designed with multiple seating areas to enjoy the peaceful surroundings.

At the top of the garden, a level area provides space for a shed and features a timber summerhouse perfectly positioned to take in the superb views of the surrounding countryside. A gated driveway at the side offers parking for at least two vehicles, with an additional space located immediately beside the cottage. There is also the potential to extend the property considerably at the rear with an extension from the first floor landing, subject to the necessary planning being obtained.

INFORMATION

Postcode: NP7 0RG

Tenure: Freehold

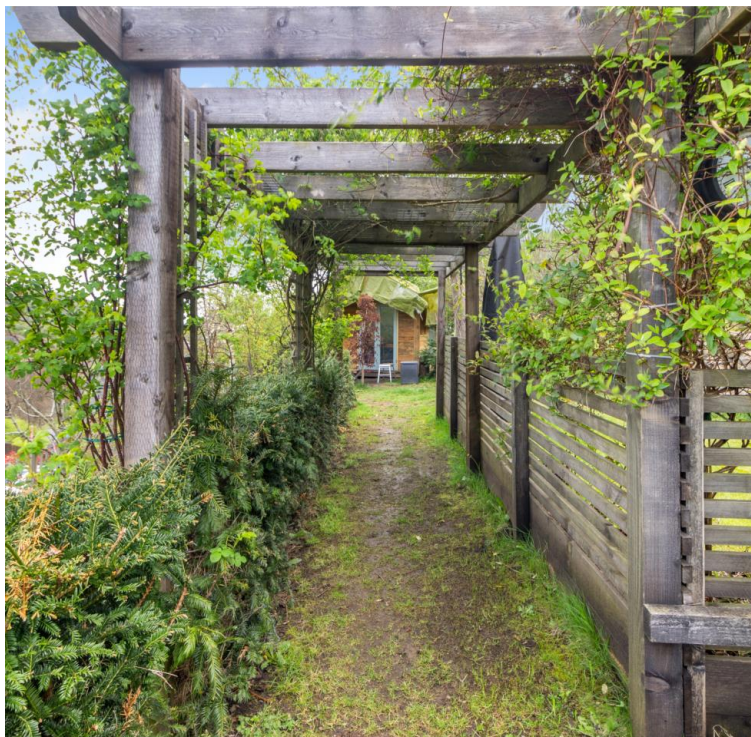
Tax Band: E

Heating: Gas LPG

Drainage: Private

EPC: F





DIRECTIONS

From Abergavenny, merge onto Heads of the Valleys Rd/A465 towards Merthyr Tydfil. After 3.7 miles, take the turning on the left signposted Clydach. At the T junction, turn right. Follow this road as it bears left, taking the next turning on the right into Quarry Road alongside the football pitch. Proceed up the hill for approximately 1.5 miles. Take the right hand turn to Lower Cwm Nant Gam. Follow this road, taking a right hand turn after approximately 0.7 miles. As you proceed down the hill, the cottage will be found on the left hand side.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales	22	73
EU Directive 2002/91/EC		

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