





# Yew Tree Cottage

A pretty three bedroom mid-terraced barn conversion located on the edge of the popular Wernddu Golf Course. With views over the mountains and within 2 miles of Abergavenny town centre this property would be ideal for anyone wanting to live in a more rural area but to have easy access to amenities.

- Pretty three bedroom barn conversion
- Spacious sitting room with log burner
- Large garden with mountain views
- Within 2 miles of Abergavenny town centre
- Ample parking in a shared courtyard



From the front door you enter the hallway which has stairs leading to the first floor and doors which lead off to the kitchen/dining room and spacious sitting room which has a log burner and French doors which open out onto the garden. A snug, utility area, downstairs WC and storeroom can also be found on the ground floor. On the first floor you will find three double bedrooms, a family bathroom and an ensuite which is located through a door from the principal bedroom.









# STEP OUTSIDE

The property has a gravelled front garden which the current owners have decorated with plant pots and a small seating area. The generous back garden has views over the Skirrid Mountain and has a patio area which runs the length of the property with the rest being laid to lawn.

#### **ASKING PRICE**

£475,000

# **TENURE**

Freehold.

GROUND FLOOR 659 sq.ft. (61.3 sq.m.) approx.



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SALES · LETTINGS

YEW TREE COTTAGE, ROSS ROAD, ABERGAVENNY, NP7 8NG TOTAL FLOOR AREA: 1411 sq.ft. (131.1 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarant as to their operability or efficiency can be given. Made with Metropix ©2024



# LOCATION

This property is located on the edge of the Popular Wernddu Golf Course which under 2 miles from the market town of Abergavenny which offers a wide range of amenities including shops, banks, doctors, dentists, library, schools and local general hospital. The town has a leisure centre with swimming pool, a theatre and a cinema. Abergavenny hosts an annual Food Festival and the surrounding area is now well known for its many high quality restaurants. Abergavenny has good road and rail links for commuting and the property is situated within easy reach of the railway station and road links (A40/A449 and A4042) to the M4, M5 and M50 motorways for Newport, Cardiff, Bristol and the Midlands and the A465 for Merthyr, Brecon and Hereford.

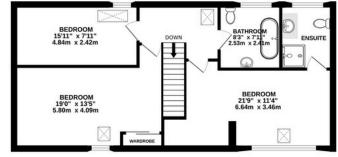
#### **DIRECTIONS**

From Abergavenny take the Hereford Road towards Mardy passing the fire station on the right hand side. Take the right hand turning into Grosvenor Road (B4521). Continue for approximately 1.4 miles (passing the signpost for Wernddu Golf Club). Take the next turning on your right hand side, follow this road for approximately 200 yards and the entrance to the properties is on your right hand side. Proceed down this lane and the barn can be found in front of you off a courtyard with similar properties.

# **AGENTS NOTES**

The septic tank is shared with the golf club and we are advised that they pay £90 per annum.

> 1ST FLOOR 752 sq.ft. (69.8 sq.m.) approx.



# **ENERGY PERFORMANCE RATING**

# **SERVICES**

We understand that there is mains electricity and water, oil central heating and a septic tank.

Broadband:

Standard and superfast fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach

Mobile:

EE, 02 and Vodaphone (Indoors and Outdoors). Please make your own enquiries via Ofcom.

# **LOCAL AUTHORITY**

Monmouthshire County Council.

# **COUNCIL TAX**

Band - E. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

# **AGENTS NOTES - CONSUMER PROTECTION REGULATIONS**

Estate Agents are obliged, under the Consumer Protection Regulations, to provide any prospective buyers with any material information relating to properties that are being marketed. Parrys are committed to providing as much information as possible to enable buyers to make an informed decision with regard to both viewing and offering on a property.

# TITLE

The house is registered under Title Number CYM378173 – a copy of which is available from Parrys.

# **FIXTURES AND FITTINGS**

Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.



