



# TY FFYNNON

INCLINE COTTAGES | CLYDACH | ABERGAVENNY | MONMOUTHSHIRE | NP7 0NH

# Ty Ffynnon

Situated in semi-rural location on the fringe of Clydach is this beautifully presented and well maintained three bedroom semi-detached house. Located in a beautiful setting nestled within the surrounding woodland. Within close proximity to transport links and the larger town of Gilwern which offers a range of local amenities. Being offered with no onward chain.

- Three bedroom semi-detached home with much character
- Well presented throughout
- Ample parking for several vehicles
- Located in a semi-rural hillside setting nestled within surrounding woodland
- Being offered with no onward chain

## STEP INSIDE

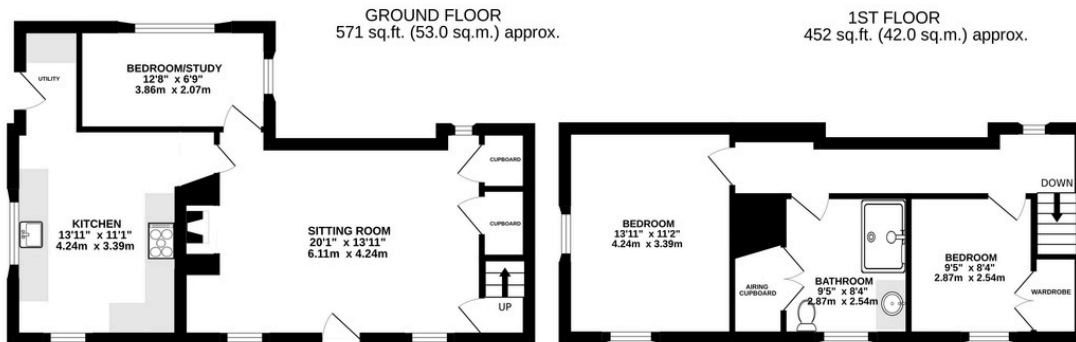
On entering through a wooden stable door you are greeted by a spacious sitting room which is brimming with character from the oak beams through to the exposed stone windows and fireplace complete with wood burner. The kitchen is well presented and has a charming window bench seat and utility area which provides a separate door leading to the outside. The ground floor accommodation is completed by a reception room which could be used as a study or a third bedroom. The first floor has two double bedrooms and a modern family bathroom with shower cubicle.





### STEP OUTSIDE

The large mature gardens complement the house and offer several seating areas from which the idyllic location can be enjoyed. The property is approached via a wooden gate giving access to a substantial parking, turning area and an Asguard shed. The generous, private gardens lie to the front, side and rear of the house and are a haven for wildlife. To the front and side of the property is slate gravel gardens and to the rear and side of the property is an elevated lawned garden.



TY FFYNNON, INCLINE COTTAGES, CLYDACH, NP7 0NH

TOTAL FLOOR AREA : 1023 sq.ft. (95.0 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 guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



### LOCATION

The property is situated in the village of Clydach which is a short drive to the larger village of Gilwern within the Brecon Beacons National Park (Bannau Brycheiniog). The village sits amidst stunning scenery and is located close to footpaths for the spectacular Clydach Gorge. Gilwern has a range of local amenities including convenience stores, hairdressers, public houses, doctor's surgery and a well-regarded primary school. The area is renowned for its beautiful countryside, offering a range of activities including walking, horse riding, paragliding and cycling. The nearby Monmouthshire & Brecon Canal offers access to level walks along the towpath and narrow boats can be hired to enjoy the scenery at a gentler pace.

### DIRECTIONS

From Abergavenny take the A465 Heads of the Valleys Road towards Gilwern / Crickhowell. Pass Gilwern on your right and take the first left hand turning signposted Clydach / Llanelly Hill. Continue up the hill along Station Road and take the right hand turning around half way up this road into Quarry Road. Continue out of the village and take the second right hand turning down to the driveway of Ty Ffynnon.

### AGENTS NOTES

- There is pedestrian access only to neighbouring property down the path at front of property.
- Forest land outside the rear of boundary is maintained by woodlands authority.

### ASKING PRICE

Offers in Excess of £375,000

### TENURE

Freehold.

### ENERGY PERFORMANCE RATING

E

### SERVICES

We understand that there is mains electricity connected to the property. Oil fired central heating . Septic tank for drainage and a spring for water.

Broadband:

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

Mobile:

02 and Sky likely indoors. EE, Three, 02, Sky and Vodaphone likely outdoors. Please make your own enquiries via Ofcom.

### LOCAL AUTHORITY

Monmouthshire County Council.

### COUNCIL TAX

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

### TITLE

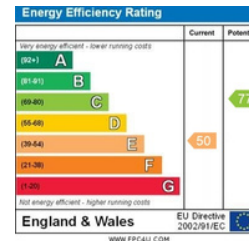
The house is registered under Title Number WA349727 – a copy of which is available from Parrys.

### 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.

### 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.



Scan to view video of the house





@parrys.com #puttingdownroots #ParrysHappy

21 Nevill Street, Abergavenny NP7 5AA | Tel: 01873 858990 | [abergavenny@parrys.com](mailto:abergavenny@parrys.com)

**P** parrys  
Ahead of the curve