



BEER SHEBA

DARENFELIN | LLANELLY HILL | ABERGAVENNY | MONMOUTHSHIRE | NP7 0NR

Beer Sheba

A spacious four bedroom detached house located on Llanelly Hill with spectacular views. The spacious accommodation is set over three floors and has been enhanced with reclaimed features throughout. The property is set in an elevated position within a good size plot and benefits from a double garage and ample driveway parking. An additional feature of the property is the separate sauna in the rear garden with a sitting/ decking area above.

- Four bedroom detached house
- Double garage and driveway parking
- Sauna with balcony above
- Private rear garden
- Beautiful views of the Brecon Beacons National Park
- Within easy access to Abergavenny, and further road and rail links
- No onward chain

STEP INSIDE

Enter through a part glazed wooden door into the porch and then the hallway with stairs up to the first floor and doors off to the kitchen and lounge. The spacious lounge has a cast iron wood burner set on a stone hearth and sliding doors out onto the garden. The kitchen can be accessed from the lounge and the hallway and is fitted with a range of base and wall cupboards and a Rayburn and is open plan through to the dining area. A separate utility room with a downstairs cloakroom is accessed from the kitchen and also has a door leading out to the rear garden. To the first floor are three bedrooms and a family bathroom with bath and separate shower cubicle. To the second floor is a fourth bedroom with built in wardrobes and an ensuite shower room.





STEP OUTSIDE

To the front of the property is a stone wall which encloses the front garden with a driveway and access to the double garage. The private rear garden can be accessed from the sitting room and utility and from both sides of the property. Partially paved and partially lawned the rear garden is a sun trap thanks to the bank behind the garden which provides a private sheltered area. The real feature is the separate sauna in the garden with steps up to the roof and a terraced balcony with lovely views over the surrounding countryside.

LOCATION

The village of Llanelly Hill is situated on a hillside above the Brecon and Monmouthshire Canal and the River Usk, and within the Brecon Beacons National Park. Around 3 miles away is Crickhowell, a thriving community with individual shops and a range of amenities including library, doctors' surgery, dentist, schools, restaurants and public houses. The market town of Abergavenny, approximately 5 miles from the property, offers a wider range of amenities including shops, primary and secondary schools, banks, doctors, dentists, library and a general hospital. Abergavenny has a leisure centre with swimming pool and there is also a cinema and theatre. The area around Abergavenny and Crickhowell is well known for its many high quality restaurants. Recent developments to the A465 Heads of the Valleys Road has improved road access with links to major A roads and M4/M50 and M5 motorway. A mainline railway station can be found in Abergavenny.

DIRECTIONS

From Abergavenny take the A465 Heads of the Valleys Road towards Merthyr Tydfil. Take the left hand turning before the fly over, signposted Clydach South. Continue up Station Road and through Clydach until reaching Llanelly Hill. Turn right into Quarry Road. Follow this road for 1.1 miles then take a sharp left and over the cattle grid, Beer Sheba can be found around 300m up this hill on your right hand side.

ASKING PRICE

Offers in Excess of £375,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

D

SERVICES

We understand that there is mains electricity, water and drainage connected to the property. Oil fired central heating throughout.

Broadband:

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

Mobile:

EE, Three, O2 and Vodaphone limited indoors but likely outdoors. Please make your own enquiries via Ofcom.

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

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

TITLE

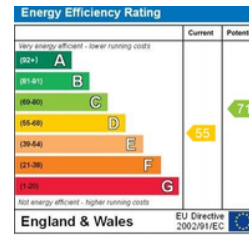
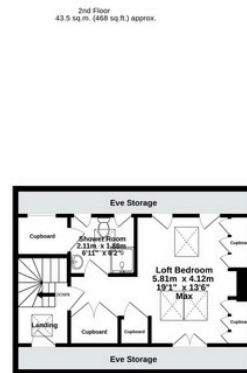
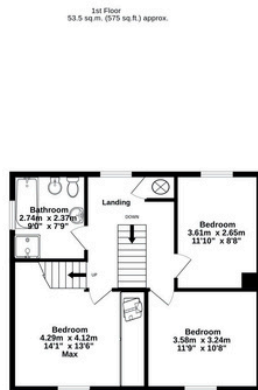
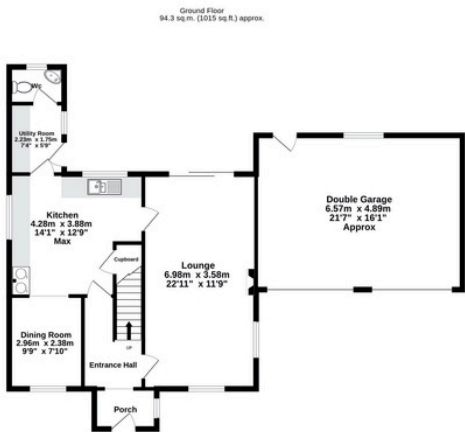
The house is registered under Title Number WA466880 – a copy of which is available from Parrys.

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

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TOTAL FLOOR AREA: 191.2 sq.m. (2058 sq.ft.) 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.
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