



BRYN CASTELL

GROSMONT | ABERGAVENNY | MONMOUTHSHIRE | NP7 8EP

Bryn Castell

A three bedroom semi detached house located in the heart of Grosmont, a pretty and thriving village located equidistant between Abergavenny, Hereford and Monmouth. Grosmont is situated on the English/Welsh border between the Brecon Beacon National Park (Bannau Brycheiniog) and the picturesque Wye Valley.

- Three bedroom semi detached house
- Large sitting room overlooking the garden
- In need of some modernisation
- Views of the surrounding countryside
- Centrally located within historic village
- No onward chain



STEP INSIDE

Enter through the part glazed timber door into an entrance hall with stairs to the first floor, understairs storage cupboard and doors off to the kitchen/diner and sitting room. The kitchen is fitted on one side with a range of wall and base units with a space for a dining table on the other. The large sitting room has a stone fireplace with log burning stove and French doors opening out onto the rear garden. The first floor has a principal bedroom with ensuite shower, two further bedrooms, a cupboard on the landing, loft hatch with access to a large loft space and a family bathroom.





STEP OUTSIDE

The property is accessed through a gate opening into the front garden which is mainly laid to lawn and has a path leading to the front door. Side access leads past a summerhouse and shed to the rear garden which is mainly laid to lawn with a patio area directly outside the lounge with pergola over. The garden offers views across the surrounding countryside and part of Grosmont Castle. A parking bay for 1 car can be found just past the house.

AGENTS NOTES

Part of the driveway is shared access with two neighbours

DIRECTIONS

From Abergavenny take the A465 towards Hereford. Upon reaching the village of Llanvihangel Crucorney, take the right-hand turning signposted 'Grosmont'. Continue along this country road for a few miles and take another right-hand turning signposted 'Grosmont'. Continue down this lane to the T junction. Turn right and follow the road down into the village where the property can be found on the left hand side just past the Angel Inn which is on the right hand side.

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.

LOCATION

Grosmont village has a regular market, local shop/post office, tearoom and public house which offers quiz nights and other entertainment. In the centre of the village are the remains of the Norman castle. The property is located approximately 12 miles from Abergavenny, 14 miles from the city of Hereford and 12 miles from Monmouth, all of which have a wide range of amenities including shops, banks, schools, library, supermarkets, doctors, dentists, cafes and restaurants. Abergavenny has a theatre, cinema and leisure centre with swimming pool. There are mainline railway stations in Abergavenny and Hereford and access to main roads and motorways for commuting via the A40/A449 from both Abergavenny and Monmouth and via Hereford and the A465.

FIXTURES AND FITTINGS

All fixtures and fittings at the property are included in the sale.

TITLE

The house is registered under Title Number WA498572 - a copy of which is available from Parrys.

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.

ASKING PRICE

£375,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

D

SERVICES

We understand that there is mains electricity, water and drainage connected to the property. Electric storage heaters.

Broadband:

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

Mobile:

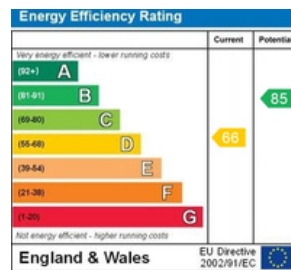
02 and Vodaphone likely indoors. EE, Three, 02 and Vodaphone likely outdoors. Please make your own enquiries via Ofcom.

LOCAL AUTHORITY

Monmouthshire County Council.

Ground Floor
53.9 sq.m. (580 sq.ft.) approx.

1st Floor
54.7 sq.m. (589 sq.ft.) approx.



TOTAL FLOOR AREA: 108.6 sq.m. (1169 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given regarding their operation or efficiency can be given.
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