



TY MAIR

4 TREBENCYN PARK | ABERGAVENNY | MONMOUTHSHIRE | NP7 8AR

WELCOME TO TY MAIR

A fine example of an Edwardian stone built country house built circa 1909 and converted in 2003 into six dwellings, set within approximately 2.5 acres of maintained grounds and gardens for the exclusive use of the residents. Ty Mair is located at the far end of one of the wings of this impressive building and has its own private entrance, parking spaces and garden. This beautifully appointed house has been thoughtfully improved by the present owners who have created both an aesthetically pleasing and practical home with flowing spaces which complement the character and period features of the original building. The communal gardens and grounds adjoin the private garden and allow the owners to enjoy all a country home has to offer and yet, within minutes of major road and rail networks, the historic town of Abergavenny and a little further away, the Skirrid Mountain and the Michelin starred Walnut Tree Restaurant.

KEY FEATURES

- Beautifully appointed house with much character and period features
- Part of an impressive stone country house built in the early 1900s
- Located on the edge of the Brecon Beacons/Bannau Brycheiniog National Park
- Within 3 miles of the historic town of Abergavenny
- Semi rural location yet within a short distance of road and rail links
- Private garden with south facing terrace
- Impressive communal gardens and grounds of circa 2.5 acres
- Garage and private parking



SELLER INSIGHT

"We have loved living at Trebencyn Park because we jointly own a country house and landscaped gardens in incredible surroundings that we can enjoy freely. The character and potential of Ty Mair and the scale of its rooms have allowed us to create a welcoming and stylish living space for us and our family and friends. The site layout allows peacefulness alongside a friendly and supportive community. We have easy access to excellent transportation links to major towns and cities by road and by rail. It's a perfect location for exploring the multiple attractions of the national park, the Black Mountains and the South Wales coast."



GROUND FLOOR

A solid wood entrance door, with decorative glazed panel, is set in a stone porch with pitched roof which provides a useful area for coats and boots. An part glazed door opens into the bright entrance hall which immediately captures the character and quality of this beautiful home. An internal window, framed with a stone surround is an interesting feature in the entrance hall, the tiled floor and modern cloakroom are examples of the quality fittings throughout. Open plan to the inner hall with stairs rising to the first floor and access to the ground floor rooms. The fully fitted kitchen/breakfast room comprises a comprehensive range of gloss fronted cupboards with wooden worksurfaces over. The kitchen has fitted appliances and has ample space for both storage and a family sized table and chairs. A door leads from the kitchen to the garden and private parking area. The attractive and light sitting room is located to the rear of the house with windows overlooking the private garden and to the communal lawns and gardens beyond. The sitting room has much character with period features including a wood burning stove set in a tiled fireplace with wooden surround, coved ceiling and dado height wooden wall panelling. Continue to the rear of the sitting room which links to the dining room with an internal window, with stone surround. Looking through to the entrance hall. The ground floor accommodation flows seamlessly and provides ample space for all family members to either gather or enjoy their own corner of this welcoming home.







FIRST FLOOR

A dog leg stair case, with turned balustrade and newel posts, rises from the inner hall to the first floor. A panel glazed window provides both a feature and light to the landing which has been designed as a place to relax. The principal bedroom, with mullion windows overlooking the garden and communal lawns, is located to the rear of the house and offers a modern en-suite shower room. The other two bedrooms are located on either side of the landing with a family bathroom, all the bedrooms are well appointed and an attractive wooden floor flows throughout the first floor. There is access to a fully boarded loft with fitted loft ladder and light, ideal for storage.





OUTSIDE

Trebencyn Park is approached via a long private driveway which meanders through an avenue of trees to a large, gravelled parking/turning area in front of the main house, there is space for both residents and visitors. Continue past the main house and around to the far side of the country house where Ty Mair is located, tucked away with its own entrance door and private parking. To the front of Ty Mair are stone steps and a stone pathway which leads to the side entrance (kitchen door) and continues to the private terrace and garden to the rear. Beyond the private garden are the beautiful communal grounds comprising lawns bordered by trees and mature plants. The communal gardens wrap around the country estate with further lawns, hedges and trees to the front of the main house providing ample space for all residents and their visitors to enjoy the landscaped gardens, natural meadows and views.

Ty Mair has its own garage which is located at the end of a small block of garages within a short distance of the house.









LOCAL AREA

Trebencyn Park is located approximately 3 miles from the historic and former market town of Abergavenny which is bordered by the Bloreng, Sugar Loaf and Skirrid mountains and the River Usk. The town offers a wide range of amenities which include independent shops and high street chain stores, supermarkets, banks, doctors, dentists, primary and secondary schools and a general hospital. The town has a leisure centre with swimming pool, a cinema, theatre and library. Abergavenny hosts an annual Food Festival and the surrounding area is well known for its many high-quality restaurants. The property is situated within easy reach of the mainline railway station and has excellent 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 Tydfil, Brecon and Hereford.

DIRECTIONS

From Abergavenny proceed north on the Old Hereford Road towards Mardy and turn right into Grosvenor Road for Skenfrith/Ross-on-Wye (B4521). Continue along this road until you reach Maindiff Court on the right-hand side. Take the next left turning and immediately right into the driveway of Trebencyn Park. Follow the driveway through the parkland, pass the front of the house and bear right past the garages. Number 4 is on the right-hand side. Parking for the house can be found to the front and the side.



INFORMATION

Price: £625,000

Local Authority: Monmouthshire County Council

Council Tax Band: F

EPC Rating: D. To view the full EPC please visit www.gov.uk

Tenure: Leasehold.

The lease term is 999 years starting from 1st June 2003

The lease is for a semi-detached house with a garden and garage.

Annual ground rent of £100 for the first 25 years, adjusted every 25 years based on the Retail Prices Index. The Management Company has waived the ground rent charge for the period the present owners have lived at the house and we understand, for many years prior to this.

The leaseholder pays a specified proportion of buildings insurance (annual buildings insurance cost for period 1 Jan – 31 Dec was £1,354 and is fully paid, paid annually) and service charges (annual service charge is £2,131, paid monthly), together with an annual contribution to a Reserve Fund (reserve fund contribution was £100 and is fully paid) used to build a contingency towards relevant unforeseen costs.

The service charges include the following services:

External buildings and environs maintenance, Shared grounds and garden maintenance, Septic tank maintenance, Common electricity and water supplies and maintenance, External window cleaning.

Services: We are advised that the property is connected to mains water and electricity. LPG gas central heating. Each property has its own meter, so that bills are calculated based on usage and each property has its own separate billing account with the supplier. The supplier determines when to make bulk LPG deliveries with no effort required from leaseholders. A common water supply is also provided by the Management Company, located beside the bin and recycling store. A supply of logs is provided free to each property by the Management Company, from suitable supplies available from within the grounds. Private drainage via septic tank, the Management Company arranges maintenance and routine emptying services through annual service charges. Car park, access route lighting and garage power and lighting is provided through a common electricity smart metered supply, provided and maintained by the Management Company through annual service charges.

Broadband: Superfast fibre and standard broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

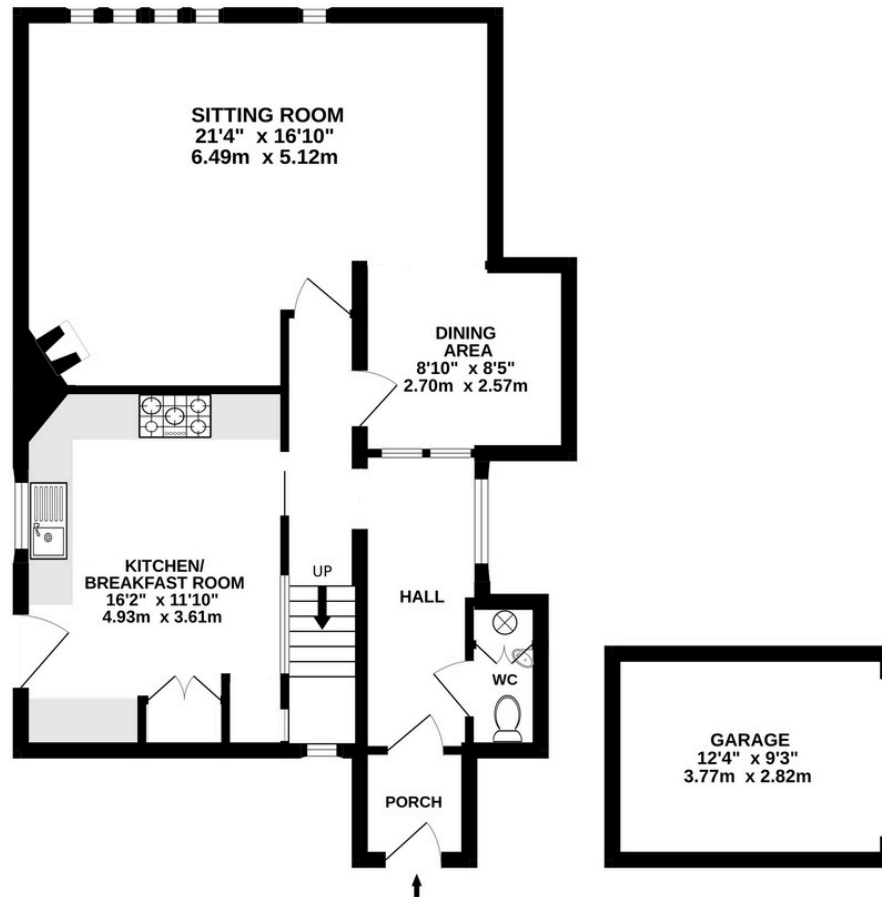
Mobile: EE, Vodafone, 02 and Three are good outdoors, Vodafone is variable indoors. Please make your own enquiries via Ofcom.

Title: The house is registered under Title Number CYM145938 – a copy of which is available from Parrys.

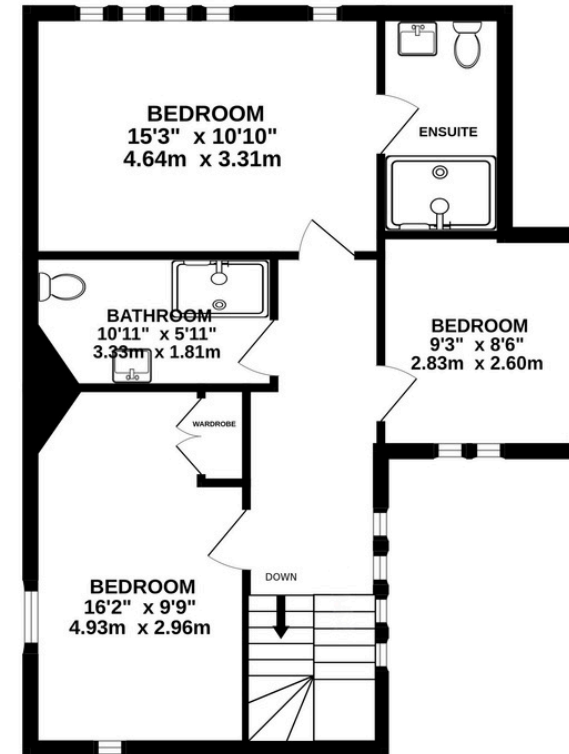
Agent's Notes: The Management Company are keen to preserve a peaceful and tranquil environment for the enjoyment of all residents and, therefore, after much consideration have implemented a 'No Pets' policy.

Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.

GROUND FLOOR
870 sq.ft. (80.8 sq.m.) approx.



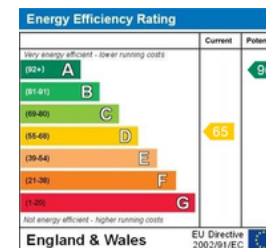
1ST FLOOR
654 sq.ft. (60.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1524 sq.ft. (141.5 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.
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of the house





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