



## Lock Up Lane, Abersychan

**£350,000**

- Converted church renovated to a high standard throughout
- Four bedrooms, master en suite
- Offered with no onward chain
- Impressive reception room
- Versatile accommodation
- Close to the amenities of Abersychan
- Unique and full of character!
- House to sell ? Call us today to find out how we



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## About the property

An exceptional opportunity presents itself with the availability of this capacious, recently transformed church, meticulously refurbished to an high standard. The layout encompasses an entrance hallway leading to a generously proportioned 28'4 x 24'7 living area seamlessly transitioning into an open plan kitchen, complemented by an adjoining sitting room/bedroom. Additionally, an inner hallway connects to further bedrooms, including a master with ensuite, a family bathroom, separate WC, and a mezzanine bedroom/study. The property features a front garden with access to a tower, currently utilised for storage but with potential for conversion into an office/living space, as per the vendor's indication. Completing the property is an enclosed, landscaped side garden. Situated within close proximity to amenities, including a doctor's surgery, village post office, and pharmacy, the residence is conveniently positioned just a brief stroll away. Furthermore, its location near the renowned World Heritage town of Blaenavon, with the bustling market town of Abergavenny merely a short drive away, underscores its desirability. With its advantageous commuting accessibility and absence of an onward chain, this property represents an ideal prospect for discerning buyers.



## Accommodation

### Entrance Porch

Enter via double doors to entrance porch. Ceramic tiled flooring. Double doors to living room.

### Living Room

28' 4" x 24' 7" ( 8.64m x 7.49m )

Three UPVC double glazed windows to side elevations. Wood laminate flooring. Three radiators. UPVC double glazed French doors to side garden. Open to kitchen. Doors to bedroom and inner hallway. Feature vaulted ceiling with original wooden beams. Opaque feature window to front elevation.

### Kitchen

9' 11" x 8' 5" ( 3.02m x 2.57m )

Newly fitted kitchen which has a good range of base units with laminated worktops incorporating a sink and drainer. Integrated dishwasher, electric cooker and induction hob with cooker hood over. Wall cupboards. Tiled splashbacks. UPVC double glazed window to front elevation. Wood laminate flooring. Space for fridge freezer. Inset spotlights.

### Bedroom/Sitting Room

8' 4" x 9' 2" ( 2.54m x 2.79m )

UPVC double glazed window to front elevation. Radiator. Inset spotlights.

### Hallway

Wood laminate flooring. UPVC double glazed window to side elevation. Doors to bedrooms and sliding door to WC. Spiral staircase to mezzanine floor,

### Mezzanine Bedroom/Study Area

15' 1" x 10' 9" ( 4.60m x 3.28m )

Enclosed area accessed via spiral staircase. Overlooking the main living room.

### Bedroom One

19' 9" x 10' ( 6.02m x 3.05m )

Two UPVC double glazed window to rear elevation. Door to cupboard housing a wall mounted gas boiler. Doors to storage cupboard and ensuite.

### Ensuite

A contemporary ensuite which comprises double shower cubicle, close coupled WC and wash hand basin. Heated towel rail. Tiled splashbacks. Extractor fan. Opaque UPVC double glazed window to rear elevation.

### Bedroom Two

17' 2" max x 15' 2" max ( 5.23m max x 4.62m max )

UPVC double glazed window to side elevation. Radiator. Inset spotlights. Vaulted ceiling.

### WC

Comprising close coupled WC and pedestal wash hand basin. Heated towel rail. Wood laminate flooring. Two Opaque UPVC double glazed windows to rear elevation.

### Family Bathroom

Comprising double shower cubicle, pedestal wash hand basin, close coupled WC and feature roll top, claw foot bath. Opaque UPVC double glazed window to rear elevation. Extractor fan. heated towel rail. Ceramic tile flooring. Tiled splashbacks.

### Outside

Front - Enclosed area mainly laid to stone chippings. Gate to side. Outside tap. Flower beds. Access door to tower which is currently being used for storage but the vendor has advised us there is planning to convert into a office/room.

Side - An enclosed level landscaped garden which has a patio area and area laid to lawn. Area laid to stone chippings.

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## Floorplan



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