



**KEY**

EXECUTIVE

SALES

**Guide Price £550,000 The Chancel, Sycamore Avenue, Abergavenny NP7 5DZ**



- Share of Freehold
- Converted Chapel
- Allocated Parking
- Allocated Garden Plot
- 19th Century Chapel
- Abundance of Original Features



***The Building***

Originally built in the late 19th century to serve the patients and staff of the nearby hospital, Pen Y Fal Chapel boasts a striking façade crafted from bull-nosed red sandstone, complemented by a majestic tall slate roof. The chapel's cruciform layout features an impressive octagonal fleche at the crossing, adding to its architectural allure.

Throughout the conversion, great care has been taken to showcase the building's heritage, with arched stained glass windows, meticulously preserved hewn stonework, and an awe-inspiring wooden vaulted ceiling serving as focal points of the interior.

This property offers a rare opportunity to own a piece of history while enjoying modern comforts and stylish living. Contact us today to

arrange a viewing and experience the timeless elegance of 'The Chancel'."

Service charge - £1800 per annum  
 Ground Rent - None  
 Lease term 250 years  
 1/6th of the freehold  
 EPC - Exempt ( Grade II Listed Building)

***Bedroom One***  
 11'5" x 10'5" (3.49 x 3.20)

***En-suite***  
 4'6" x 7'3" (1.39 x 2.22)

***Bedroom Two***  
 11'5" x 11'5" (3.49 x 3.48)

***En-suite***  
 4'6" x 8'2" (1.39 x 2.5)

***Utility Room***  
 6'10" x 7'3" (2.1 x 2.22)

***Open Plan Living***  
 15'1" x 33'8" (4.6 x 10.27)

***Master Bedroom***  
 15'1" x 19'11" (4.6 x 6.08)

***Walk in Wardrobe***  
 11'7" x 9'9" (3.55 x 2.98)

***Shower Room***  
 7'10" x 4'6" (2.4 x 1.39)

***Storage***  
 7'2" x 4'6" (2.2 x 1.39)



# The Chancel, Sycamore Avenue, Abergavenny, NP7 5DZ

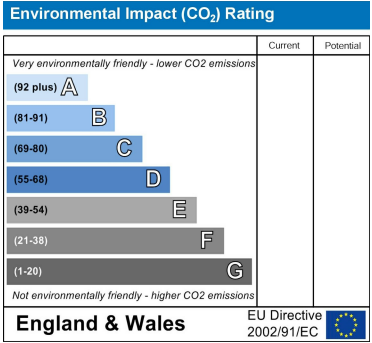
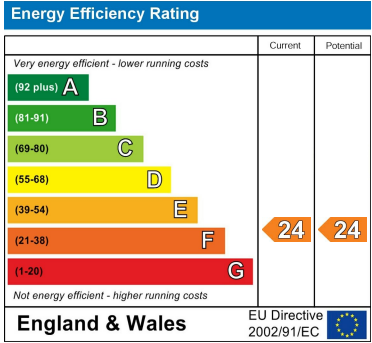
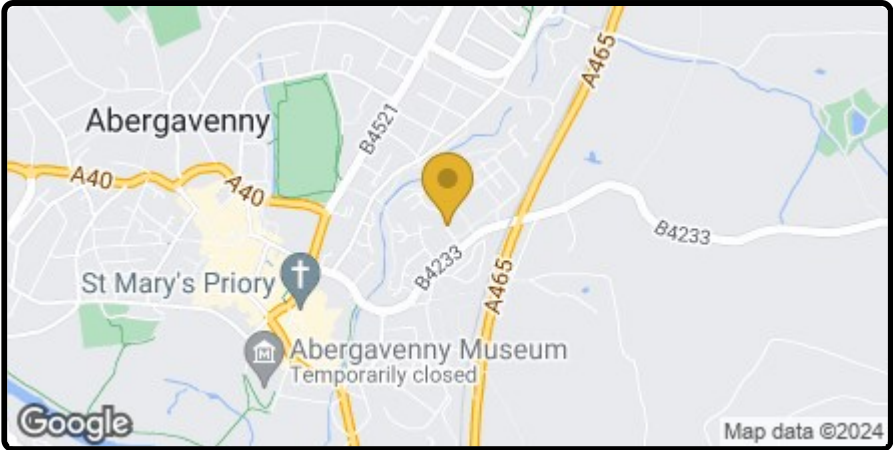
A impressive townhouse layout apartment forming part of a superb chapel conversion in Parc Pen Y Fal, an exclusive development located a short walk from the vibrant center of Abergavenny. One of six individually designed apartments in this Grade II listed building, 'The Chancel' offers 176sq meters of accommodation, you are greeted by a beautiful open plan, light and spacious living room complete with original church flooring spectacular original pulpit complete with ornate carvings. This room is perfect for creating an entertaining atmosphere with plenty of talking points for your guests to discuss!

Currently being used as an office space, but could be easily used as a bedroom, the third bedroom on the ground floor is quirky and unique and features curved architecture and a beautiful wooden ceiling.

The heart of the abode on the first floor features a sleek kitchen which ensures style and elegance, whilst maintaining its practicality. There is plenty of storage and modern appliances, making cooking effortless. Round the corner from the kitchen is another charming room full of character and endless possibilities; almost a mezzanine style overlooking the beautiful ground floor stone tiles and a nod to the property's long history. The glass panels ensure maximum natural light and stunning views of the curved gothic stained glass windows.

The second floor features two good sized double bedrooms both complete with en-suites and restored roof trusses of which make the sleeping area truly unique and beguiling. Both en-suites are modern and elegant with clean white lines and black finishes.

The property itself offers a very attractive aspect over the local countryside and the Brecon Beacons. With Abergavenny being famed as a traditional Welsh market town, you can enjoy the peace and tranquillity, whilst being just a stones throw away from the nearby hustle and bustle.



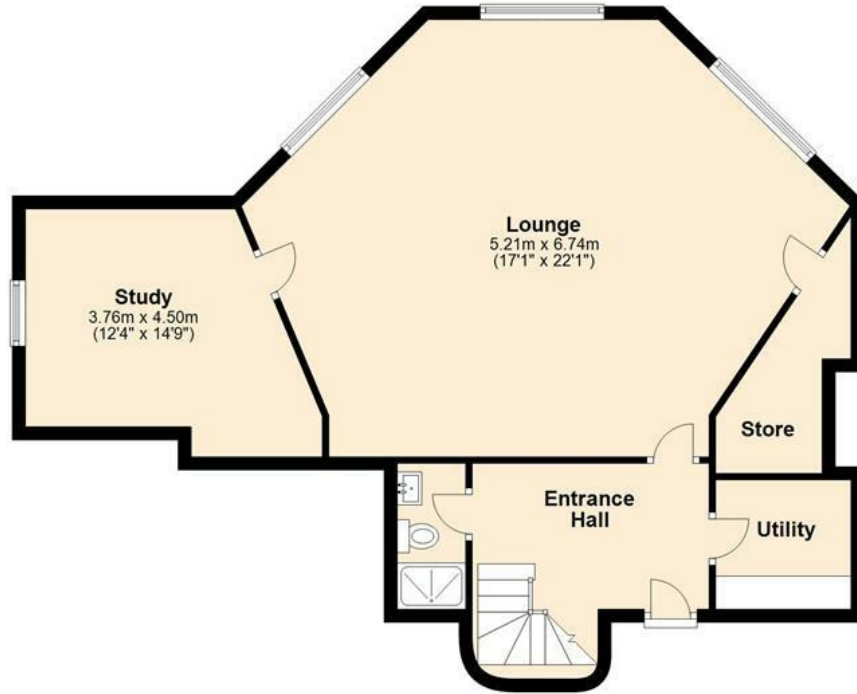
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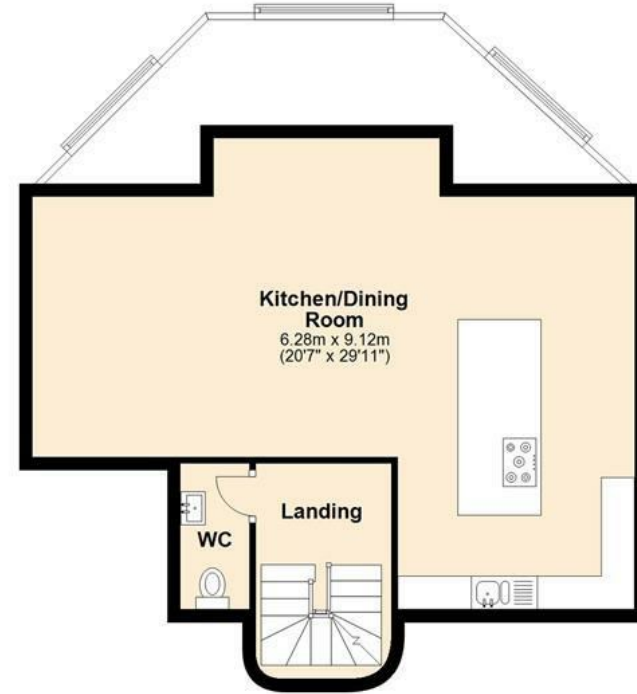
### Ground Floor

Approx. 81.6 sq. metres (877.9 sq. feet)



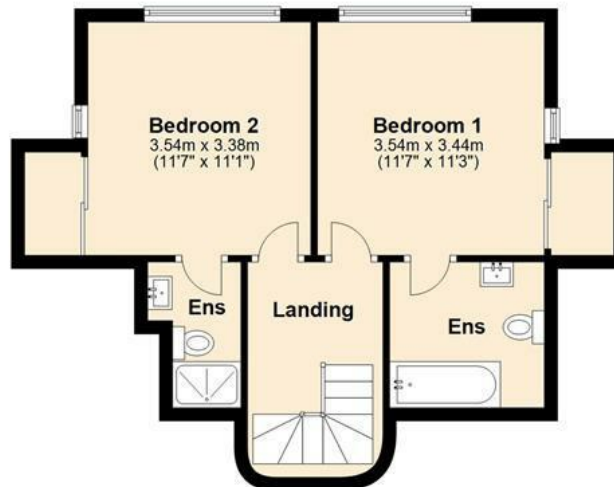
### First Floor

Approx. 57.6 sq. metres (619.9 sq. feet)



### Second Floor

Approx. 43.1 sq. metres (464.1 sq. feet)



Total area: approx. 182.3 sq. metres (1961.8 sq. feet)