



**KEY**  
EXECUTIVE  
SALES

**Sycamore Avenue, Abergavenny, NP7 5DZ**

**£535,000**

## Sycamore Avenue, Abergavenny, NP7 5DZ



### 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.

### Area

Abergavenny is nestled amid the picturesque landscapes of Monmouthshire, Wales, and stands as a charming market town renowned for its rich history, vibrant culture, and

stunning natural surroundings. Located at the confluence of the Rivers Usk and Gavenny, this historic town boasts a seamless blend of medieval architecture and modern amenities, and is perhaps best known for its thriving market, which has been a focal point of the community for centuries, offering a delightful array of local produce, crafts, and traditional goods. Abergavenny provides a gateway to outdoor adventures and scenic exploration, making it a captivating destination for history enthusiasts, food lovers, and nature seekers alike.

### Material Information

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

- Spacious Property Arranged Over Three Floors
- Townhouse Style Home Within Beautiful Converted Chapel
- High Specification with a Contemporary Interior
- Private Garden and Private Balcony With Views Towards the Sugarloaf
- Abundance of Historic Original Character Features
- Three Double Bedrooms and Three En-Suites



Discover an unparalleled residence, 'The Rose,' situated within the exclusive Grade II listed Pen-Y-Fal Chapel development in Abergavenny. Originally constructed in 1895 to cater to the needs of the Hospital's staff and patients, this historic chapel has been transformed into six individually designed townhouses that seamlessly blend luxurious contemporary living with the chapel's magnificent original features.

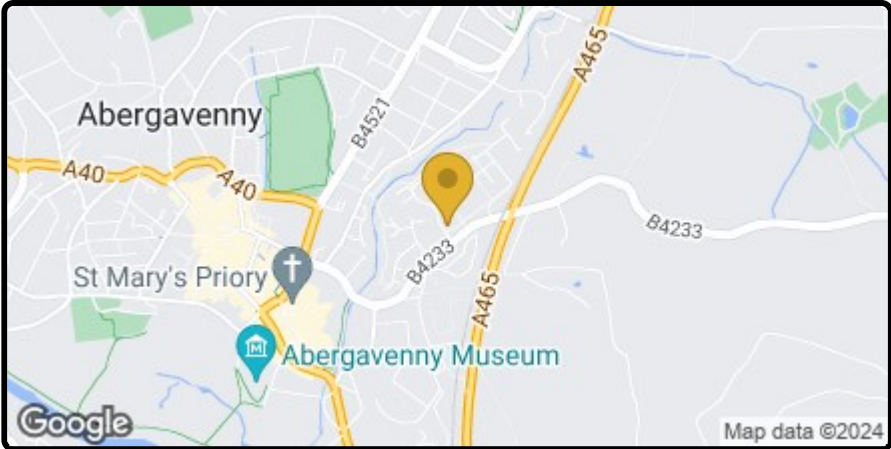
Meticulously converted in 2021, 'The Rose' boasts a private entrance adorned with original floor tiles leading to oak double doors. On the ground floor, two beautifully adorned double bedrooms with en-suite bathrooms featuring Tissimo Fittings await, along with a convenient utility room and storage cupboard.

The first floor unveils a captivating open-plan living room and kitchen/dining area, where the sleek kitchen, equipped with Neff appliances and a built-in coffee machine, is complemented by a private roof terrace offering breathtaking views of Sugarloaf Mountain and the town. The roof terrace is ingeniously integrated into the stunning original church glass window, flooding the living area with natural light and extending to the main master suite above.

Ascending to the second floor, the expansive open-plan master suite features a dressing area with a luxurious freestanding bath, walk-in wardrobes, and an ensuite, all beneath the awe-inspiring original wooden vaulted church ceiling.

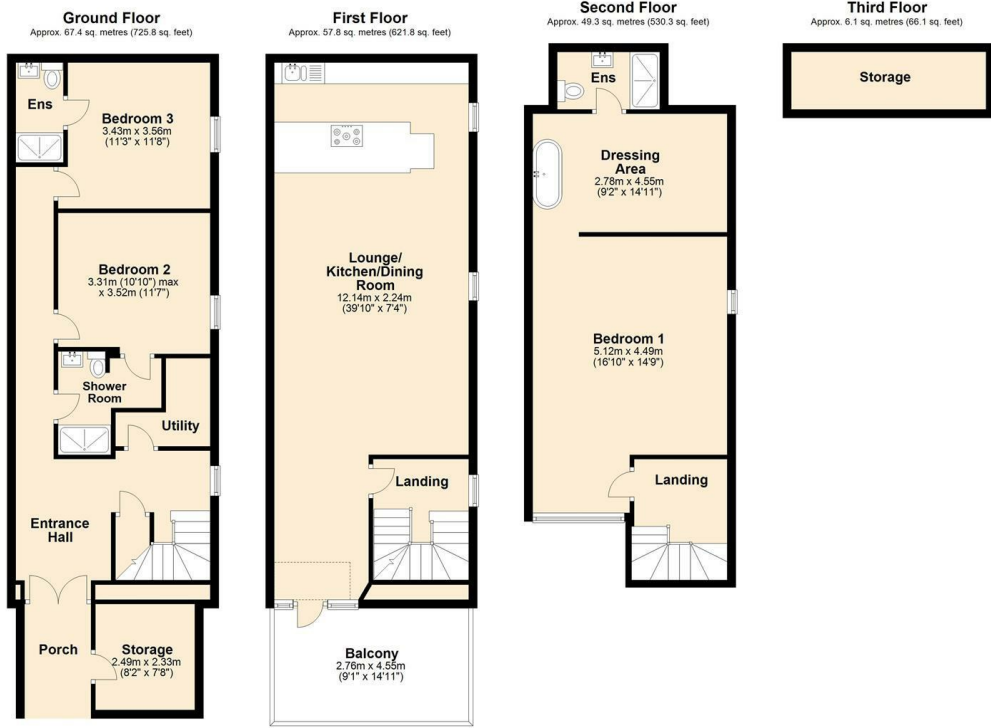
Outside, a private garden, a storeroom, and two allocated parking spaces enhance the allure of this unique property. With its perfect blend of history, luxury, and breathtaking surroundings, 'The Rose' embodies an enchanting living experience in the heart of Abergavenny.

Conveniently located, it provides access to the town's diverse amenities, easy road access for commuting to nearby Cardiff, Bristol, and the motorway network, as well as being within walking distance to the railway station.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 180.6 sq. metres (1944.0 sq. feet)

## Key Executive Sales

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