



KEY
EXECUTIVE
SALES

Guide Price £499,995 The Vestry, Sycamore Avenue, Abergavenny NP7 5DZ



- Second 30ft Lounge/Entertaining Room
- Spectacular Split Level Townhouse Style Home
- Top Quality Finish Throughout
- 30ft Open Plan Kitchen/Dining/Lounge
- No Onward Chain
- Large Landscaped Private Garden



'The Vestry' also benefits from two allocated parking spaces, communal gardens, and a secluded setting within the wider development grounds. Its exceptional quality, both internally and externally, makes it a standout home. 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. Offered with no onward chain, this property epitomizes refined living and represents a rare opportunity."

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)

"Abergavenny, nestled at the foot of the Black Mountains in Monmouthshire, Wales, is a historic market town renowned for its scenic beauty, vibrant community, and rich history. The town center features a lively market, charming independent shops, and eateries. Abergavenny Castle

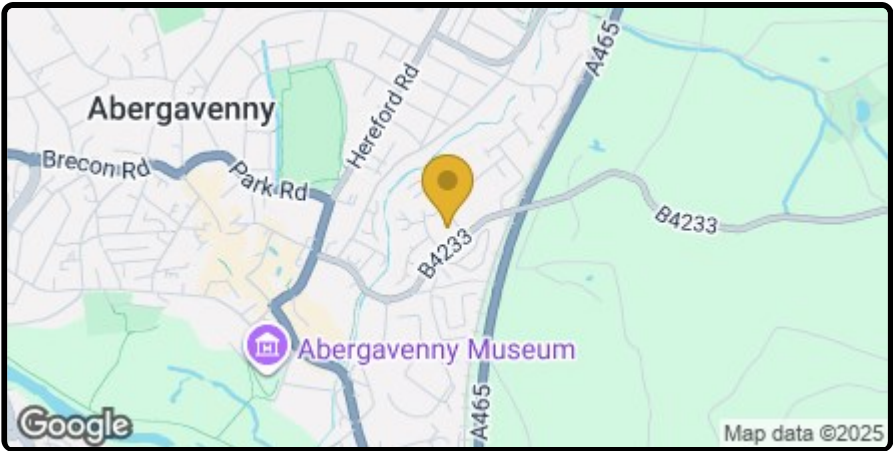


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"Welcome to 'The Vestry', a remarkably impressive split-level home nestled within the exquisite chapel conversion at Parc Pen Y Fal, an exclusive development just a stone's throw away from the bustling center of Abergavenny. This outstanding residence is one of only six individually crafted apartments in this Grade II listed building, offering expansive and versatile living space spread across three floors, seamlessly blending restored period features with contemporary design and high-end fixtures.

The ground and first floors host the main living areas, with the centerpiece being the stunning open-plan kitchen/living space on the first floor. This 30-foot L-shaped room boasts the original stained glass window that extends across the first and second floors, meticulously restored alongside the stone surround and molded alcove. The kitchen is equipped with extensive fitted wall and base units, quartz worktops, and a glass splashback, featuring top-of-the-line NEFF integrated appliances including an induction hob, fridge freezer, and dishwasher. Additionally, a central island with a breakfast bar adds to the functionality and aesthetic appeal. The ground floor also offers an additional 30-foot living space, perfect for entertaining or as a cinema room, with direct access through the original wooden door to the expansive private garden. This meticulously landscaped garden, with a southerly orientation, ensures abundant sunlight throughout the day, complemented by a smart wooden storage shed.

Completing the ground floor is a convenient white-tiled shower room and utility room. The second floor boasts two equally spacious double bedrooms, each featuring vaulted ceilings, exposed beams, and floor-to-ceiling windows that capture the intricate details of the stained-glass feature window. Both bedrooms offer ample storage and boast en-suite bathroom and shower room, respectively, appointed with premium fixtures and fittings.



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

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

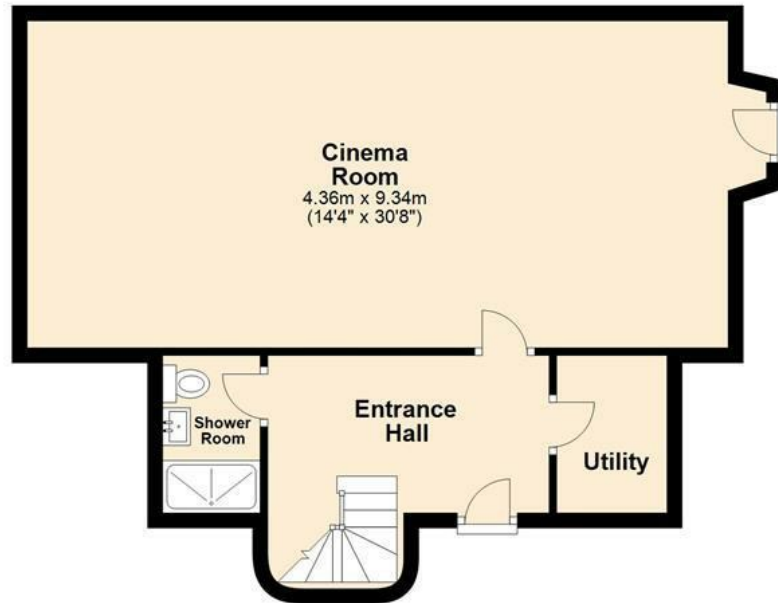
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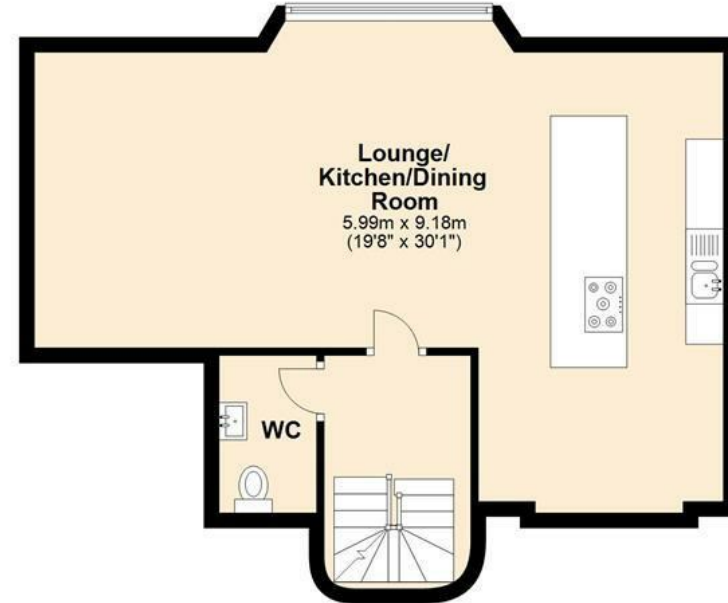
Ground Floor

Approx. 58.0 sq. metres (623.9 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.6 sq. feet)



Second Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



Total area: approx. 156.0 sq. metres (1678.6 sq. feet)