Christie Residential

YOUR HOME, HANDLED WITH CARE

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Llanvihangel Crucorney, Abergavenny

£475,000

- Three Bedroom Detached Bungalow
- Picturesque Location With Delightful Views
- Offered In Very Good Order Throughout
- Air-Source Heat Pump & Solar Panels























About this property

Occupying a peaceful position along a private lane on the outskirts of the sought-after village of Llanvihangel Crucorney, this attractive detached bungalow enjoys a lovely countryside setting beneath the slopes of Brynarw, within the Bannau Brycheiniog National Park. With delightful gardens, open countryside and far-reaching rural views, the property offers a wonderful balance of space, privacy and village living, while remaining conveniently located approximately four miles from the market town of Abergavenny.The accommodation is arranged predominantly over one level with the generous and well planned accommodation comprising a welcoming entrance hall, a spacious triple-aspect living room with wood-burning stove and doors opening directly onto the garden, and a well-appointed kitchen. There are three bedrooms, including a principal bedroom with en-suite shower room, together with a separate family bathroom. The third bedroom offers useful flexibility, whether required as a guest room, or additional living space and benefits from French doors out to the garden. From the hall there is direct access to the 19' integral garage. Above the garage, there is a carpeted loft room, accessed via an internal staircase, providing further versatile space, ideal for hobbies, storage or home working.Natural light is a particular feature throughout, with several rooms enjoying multiple aspects and pleasant views across the gardens and surrounding countryside. Outside, the gardens wrap around the bungalow and provide a lovely sense of privacy. Predominantly laid to lawn, they are complemented by established flowerbeds, mature shrubs and colourful planting. A number of seating areas offer inviting places to enjoy the surroundings, while a paved patio provides an ideal setting for outdoor dining and entertaining. There is also a timber-framed summerhouse with power, from which to enjoy the picture perfect view of the Skirrid Mountain. A gated driveway provides off-road parking for approximately two vehicles.It should be noted that the current owner has substantially improved the energy efficiency of the property with the addition of an air-source heat pump, providing a modern and efficient approach to heating the home in a rural setting where oil-fired heating systems are more standard. They have also added solar panels.This is a charming and well cared for home in a delightful rural location within easy reach of the extensive amenities and vibrant town centre of Abergavenny.

The village of Llanvihangel Crucorney is situated approximately 5 miles from Abergavenny in a beautiful setting beneath the Skirrid Mountain. It is a popular with ramblers and hill walkers as Offa's Dyke Path runs through the village whilst the Brecon Beacons are within easy access. The village has a village primary school, local shop and garage. As well as benefiting from a range of pubs, restaurants and hostelries within easy reach, the Skirrid Inn (the oldest pub in Wales) is situated in the heart of the village. The A465, Heads of the Valleys road travels through the village giving easy access to Merthyr Tydfil, Cardiff, Swansea and West Wales (southbound) and Hereford (northbound). It also connects with the A40/A449 leading to the M4, M50 & M5 motorways. Both Hereford and Abergavenny offer mainline railway stations providing access to the entire rail network. For further information on school catchment areas and community provisions go to www.monmouthshire.gov.uk or call 01633 644488.

Directions

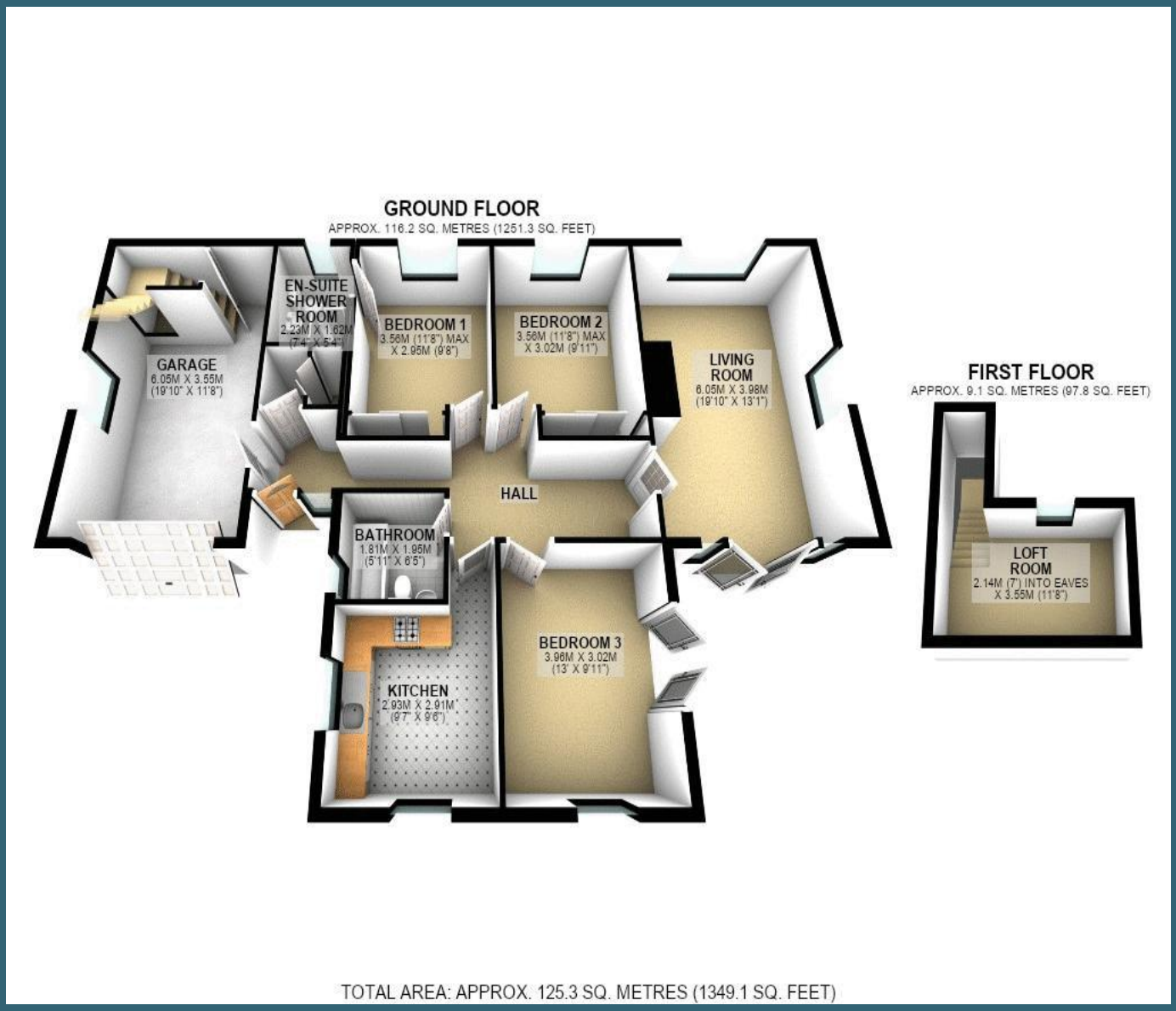
From the Cenotaph on Frogmore Street in the centre of Abergavenny, cross over into Pen Y Pound and continue to the traffic lights. Go straight over and into Old Hereford Road. Stay on the Old Hereford Road for 2.3 miles into the village of Pantygelli. After passing the Crown Pub continue for approximately 2 miles into a hamlet of bungalows and take the left turn signposted Penyclawdd Farm B & B. The property can be found half way up the lane on the right hand side. The What3Words reference is ///flagpole.clay.curious.

USEFUL information

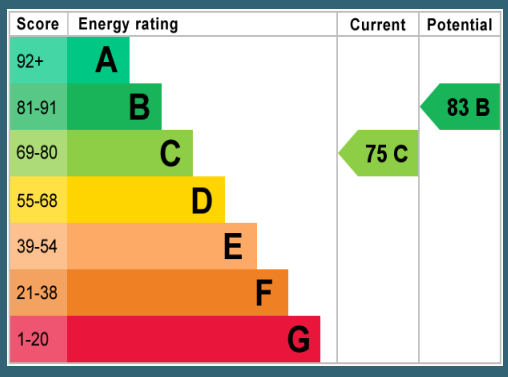
COUNCIL TAX:	Band F. The local authority is Monmouthshire County Borough Council – 01633 644644
SERVICES:	We understand that mains electricity and water are connected to the property and there is shared private drainage. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 mbs.
TENURE:	We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.
VIEWING:	Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

Consumer Protection from Unfair Trading Regulations 2008.

Please be aware that neither **Christie Residential** nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, **Christie Residential** have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via **Christie Residential**, as owners' agents.



TOTAL AREA: APPROX. 125.3 SQ. METRES (1349.1 SQ. FEET)



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