



## BOX COTTAGE

LLANVIHANGEL CRUCORNEY | ABERGAVENNY | MONMOUTHSHIRE

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THIS FOUR BEDROOM COTTAGE, IN NEED OF MODERNISATION, IS SITUATED IN THE IDYLIC VILLAGE OF LLANVIHANGEL CRUCORNEY. JUST FIVE MILES FROM ABERGAVENNY, THE COTTAGE OFFERS SUPERB VIEWS ACROSS NEIGHBOURING FIELDS. WITH SPACIOUS LIVING THROUGHOUT, THE PROPERTY BENEFITS FROM A PRIVATE DRIVEWAY, DOUBLE GARAGE AND CONSERVATORY.

- Four bedroom detached property •
  - No onward chain •
  - In need of modernisation •
  - Superb views to the rear •
- Off road parking and double garage •
- Within walking distance of the local shop and public house •
- Superb accessibility to the major road networks of the M4/M50/M5 •

## DISTANCES FROM BOX COTTAGE

Abergavenny 4.6 miles • Crickhowell 12.7 miles • Usk 15.3 miles  
Hay-on-Wye 18.5 miles • Hereford 18.6 miles • Monmouth 21.3 miles  
Cardiff 46.5 miles • Bristol 52.9 miles • London 160 miles

Abergavenny Train Station 5.8 miles  
Hereford Train Station 19.4 miles

Cardiff Airport 54.5 miles • Bristol Airport 56.5 miles  
Birmingham Airport 86.7 miles

*(all distances are approximate)*

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



## LOCATION & SITUATION

Box Cottage enjoys a desirable position in the charming village of Llanvihangel Crucorney. Within the village are a primary school, village shop, garage, village hall and the renowned Skirrid Inn, believed to be the oldest pub in Wales. The thriving market town of Abergavenny is just a short drive away and offers an excellent range of amenities, services and transport links. Known as the Gateway to Wales, the town enjoys a picturesque setting surrounded by beautiful countryside.

Abergavenny provides easy access to both the Brecon Beacons National Park and the Black Mountains, offering superb opportunities for walking, cycling and outdoor pursuits. The town itself boasts a wide selection of independent shops, cafés, restaurants and supermarkets, together with a leisure centre, theatre and cinema. Education is well catered for with several highly regarded primary schools and the King Henry VIII 3-19 School.

The historic border town of Monmouth, approximately 21 miles away, is renowned for its excellent schools, including the Haberdashers' Monmouth School and Llangattock School Monmouth. The town also offers an attractive high street with a range of independent shops, Waitrose, M&S Simply Food, the Savoy Theatre and a variety of leisure and recreational facilities.

## THE PROPERTY

The property is accessed via an entrance hallway, which leads to the ground floor accommodation. This comprises a kitchen/dining room, sitting room, shower room, conservatory and access to the double garage. The kitchen/dining room is fitted with solid wood base and wall units and traditional tiled floors. There is ample space for a table and chairs, making it an ideal sociable area.

A door leads through to a double garage for easy access to additional storage. The sitting room features a gas fireplace and flows seamlessly into the conservatory which boasts superb views surrounding the property. The ground floor also benefits from a shower room.

To the first floor, the landing provides access to four well-proportioned bedrooms, each offering comfortable accommodation as well as a family bathroom with bath.

## OUTSIDE

The property benefits from a private gated driveway providing access to the attached garage, offering convenient off-road parking and additional storage. Stairs leading down to the generous garden which is predominantly used for growing vegetables and offers lovely views of the Welsh landscape.



## KEY INFORMATION

**Services:** Mains electricity, water and drainage. LPG gas..

**Tenure:** Freehold.

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

**Fixtures and Fittings:** Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

**Council Tax Band:** G

**Local Authority:** Monmouthshire County Council. Telephone: 01633 644 644.

**Viewings:** Strictly by appointment with the selling agents

**Directions:** From Abergavenny head North using the A465. Stay on this road until you reach the sign for Llanvihangel Crucorney. Turn left just after this sign and then turn right. Continue on this road and the property will be found on the left-hand side.

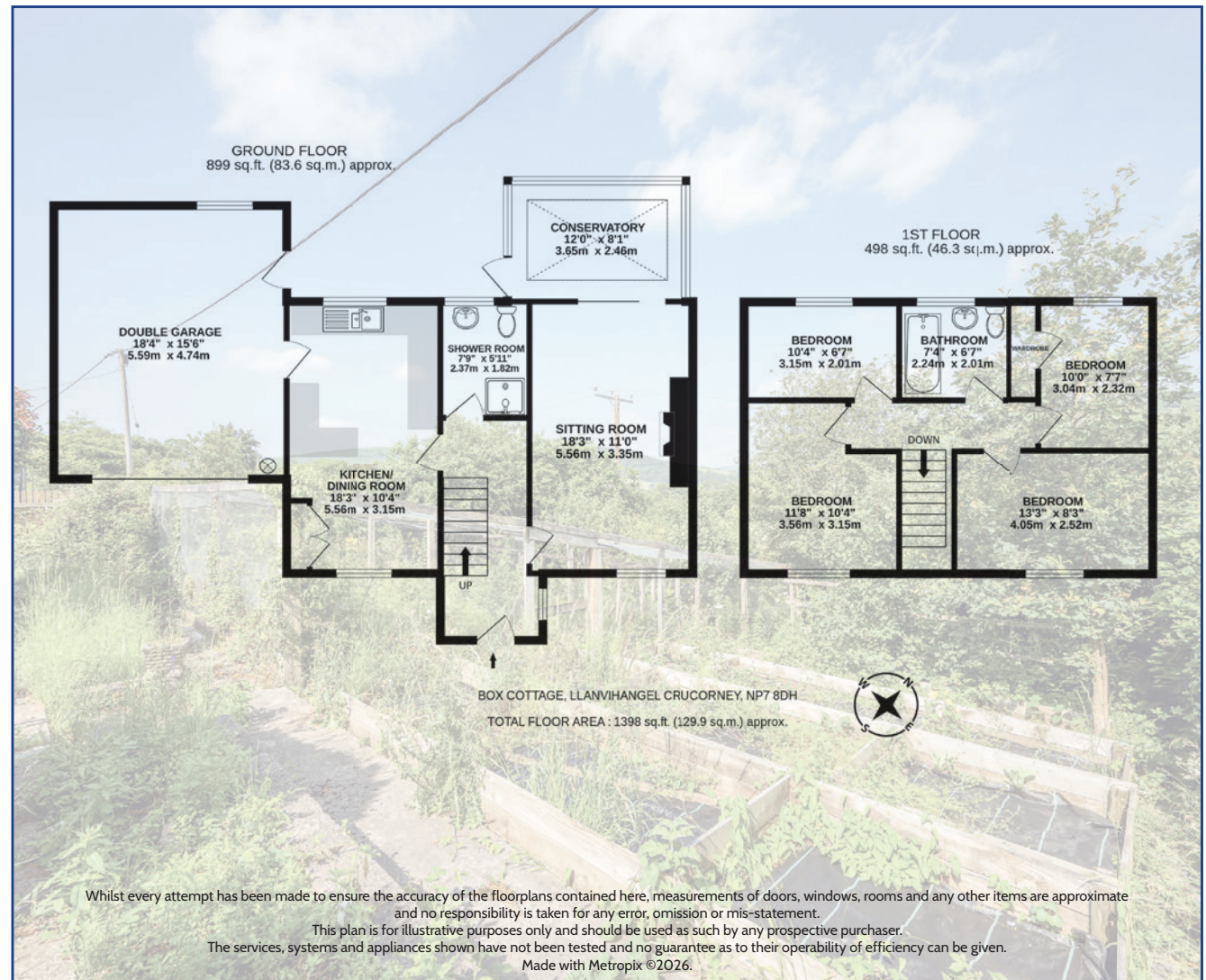
**Postcode:** NP7 8DH

## WHAT3WORDS

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## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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