



**Christie  
Residential**  
YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221

Web: [christieresidential.co.uk](https://christieresidential.co.uk)

Email: [hello@christieresidential.co.uk](mailto:hello@christieresidential.co.uk)

## Forge Cottage

Llangynidr

**£465,000**

- ♥ Detached Character Home
- ♥ Three Bedrooms
- ♥ No Onward Chain
- ♥ Large Kitchen With Island Unit





## About this property

Located in the village community of Llangynidr, within the Bannau Brycheiniog National Park and just a short walk from the Monmouthshire and Brecon Canal, Forge Cottage is a beautifully presented 18th-century stone-built property. The cottage is in excellent condition throughout, offering a lovely balance of original character and modern comforts. The accommodation is arranged over two floors. On the ground floor, there is a spacious kitchen/breakfast room with plenty of storage, integrated appliances, a double oven and a central island. French doors open directly onto the south-facing garden, while the kitchen also leads through to the dining room, which could equally be used as an office or snug. There is also a generous sitting room, featuring a charming stone fireplace with a wood-burning stove. The original lower steps of the stone spiral staircase sit alongside the fireplace and make a particularly attractive feature. The room also has its own entrance from the garden. Completing the ground floor is a useful utility room and downstairs WC. From the hallway, a timber staircase leads to the first-floor landing, where there are two good-sized double bedrooms, one with an attractive exposed stone wall, a further single bedroom and the family bathroom. Outside, the property is approached through double gates onto a private driveway with parking for several vehicles. The driveway leads to a single-storey storeroom/workshop with power and water, as well as a recently built garage-sized storage building. The garden is mainly laid to lawn and enclosed by feather-edge fencing, providing a good degree of privacy. Reclaimed railway sleeper walls create a raised terrace with plenty of space for garden furniture and outdoor entertaining. From the garden, there are lovely views across the surrounding countryside towards the mountains beyond.

The village of Llangynidr occupies a delightful position in the Bannau Brycheiniog National Park close to the river Usk and the Monmouthshire and Brecon canal. The village offers a range of amenities including a primary school, community hall, two public houses, post office, convenience store, petrol station and a variety of sports facilities. Nearby Crickhowell offers a range of independent local shops, variety of pubs, several places of worship and popular secondary school. The area is well known for its outdoor pursuits, including walking, caving, and climbing with canal walks, pony trekking and fishing all nearby. The larger market town of Abergavenny, situated 5 miles away, acts as the major transport hub for the area. The Railway station allows easy access to anywhere on the rail network. The A465, Heads of the Valleys Road is one mile out of town with the M50 / M4 a further twenty five minutes away. Furthermore there is a large bus station with an extensive range of routes to neighbouring towns and villages and as far afield as Cardiff.

## Directions

From Abergavenny take the A40 through Crickhowell taking the left hand turn opposite the petrol station into New Road. Follow the road down the hill and over the river bridge and take the right turn at the lights (signposted Llangynidr). Continue for approximately four miles into the village and take the right fork into Forge Road and the house can be found on the right hand side. The What3Words reference is: protrude.double.wings

## USEFUL information

**COUNCIL TAX:** Band E. The local authority is Monmouthshire County Borough Council – 01633 644644

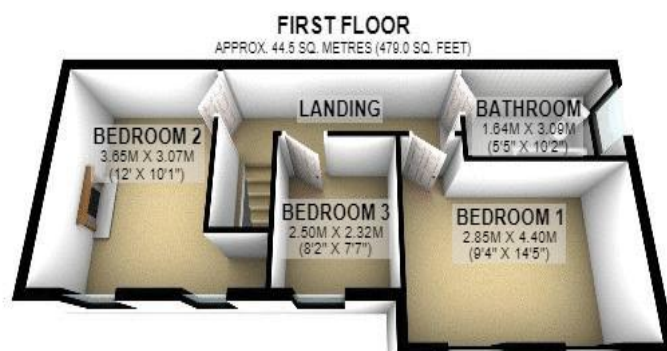
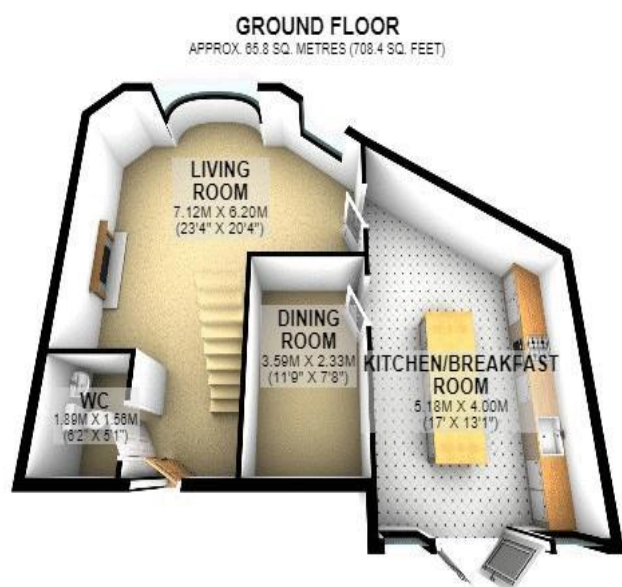
**SERVICES:** We understand that mains electricity, water & sewerage are connected to the property. There is an oil fired central heating system. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 950 mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

**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. 110.3 SQ. METRES (1187.4 SQ. FEET)

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             | <b>94 A</b> |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      | <b>51 E</b> |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |



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