



FAIRVIEW

LLWYN DU | ABERGAVENNY | MONMOUTHSHIRE | NP7 7HG

WELCOME TO FAIRVIEW

Originally two cottages converted some 20 years ago to create one fabulous country home set on a hillside with beautiful views and complemented by circa one acre of mature, pretty gardens. Semi rural location and yet within 5 minutes' drive from main A roads.

KEY FEATURES

- Fabulous country home with much character
- Hillside location with beautiful views
- 2 reception rooms plus garden room
- 5 bedrooms with interesting period features
- Spectacular mature gardens of just under 1 acre
- Ample parking for several vehicles



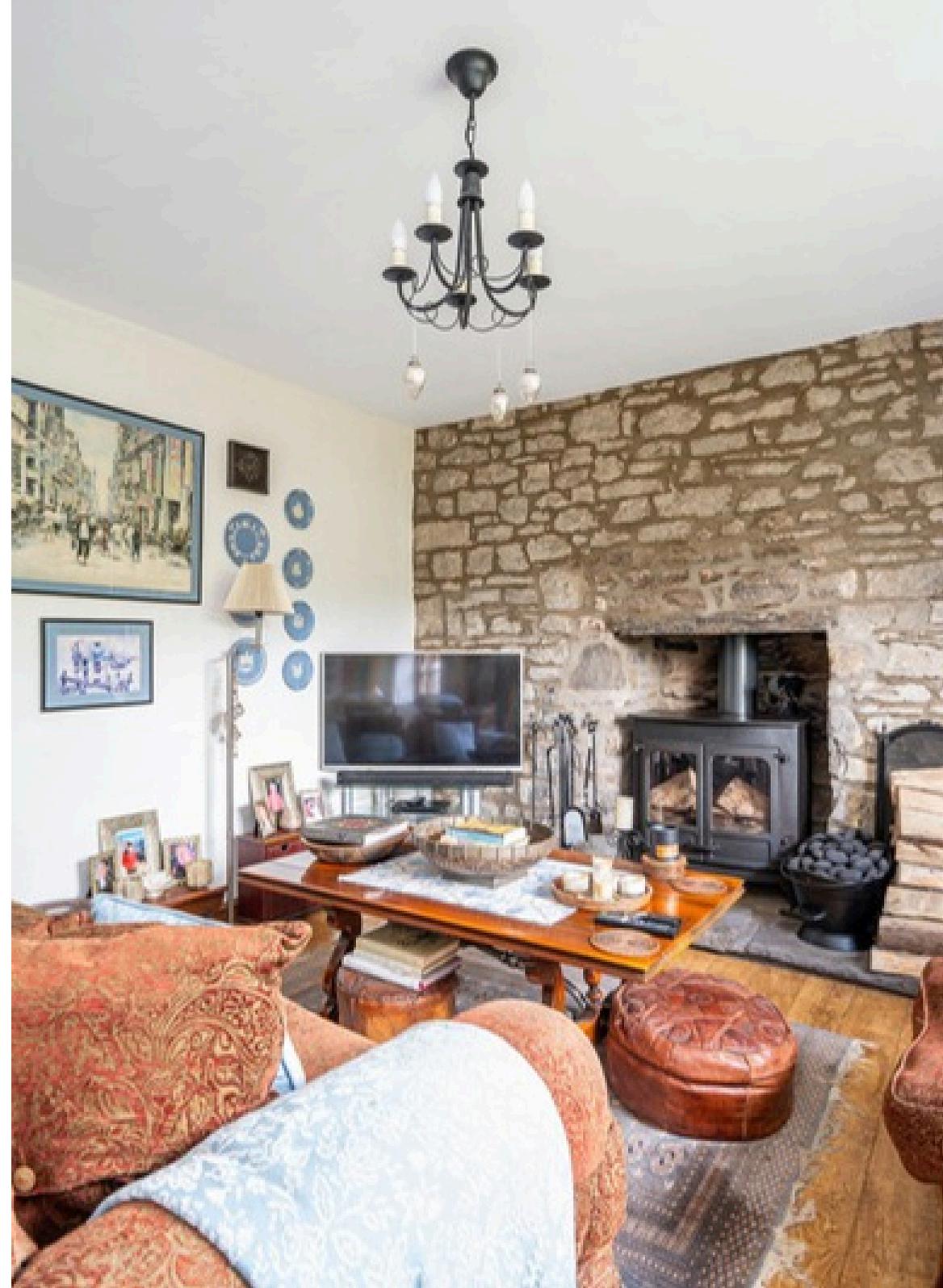
SELLER INSIGHT

"We have loved living here over the past 30 years, the appeal of the tranquil setting, the views towards the beautiful surrounding countryside drew us to this area. I have fond memories of visiting the area with my Grandfather and when Fairview came onto the market for sale, I just had to buy it! Over the years we have created a spacious family home which has been filled with laughter and joy, we have loved having both our children and grandchildren here. The gardens and views are an absolute delight providing ample space to enjoy at leisure whilst taking in the beautiful views. The access to major transport links have been an added bonus. I will miss our time here but hope the property and gardens offer the next owners as much joy as they have brought to us."



GROUND FLOOR

Enter through the pretty front porch with apex roof into a welcoming entrance hall with stairs to first floor. To the right of the entrance hall is a spacious kitchen/dining room with a range of fitted wooden fronted base cupboards with work surface over. Set into an alcove is a range cooker with wooden lintel over. The kitchen has much character with period features and tiled floor. On the opposite side of the entrance hall is a door to a snug/sitting room with attractive period fireplace and wooden floor. Continue through to a lounge measuring some 31ft/9.66m in length with wooden ceiling beam, windows to front flooding the room with light, an impressive stone fireplace housing a wood burning stove. A wrought iron spiral stair case leads from the lounge to two of the first floor bedrooms. To the rear of the lounge, through a stone arch, is a useful study. The ground floor accommodation is completed by a splendid garden room with views across the garden and to the countryside beyond. The house has an abundance of period features, character and is very much a family home which has been much loved for the past 30 years.







FIRST FLOOR

5 bedrooms, one en-suite plus family bathroom all with much character and period features. Accessed via two staircases, one from the entrance hall, the second from the lounge.









OUTSIDE

The private, mature gardens complement the house and offer several seating areas from which the views can be enjoyed. The property is approached via a wooden 5 bar gate giving access to a substantial parking and turning area. The generous, private gardens lie to the rear of the house and are a haven for wildlife. The front of the house adjoins the lane with a parking space. The house is approached from the driveway, up a set of shared stone steps to the front patio and pretty front porch. The gardens have been created over the past 30 years and comprise a number of mature plants and trees including roses, rhododendrons, hydrangeas, fuchsias, acers and a beautiful magnolia tree. There is a vegetable garden, greenhouse, summer house, small orchard and 3 patios.





LOCAL AREA

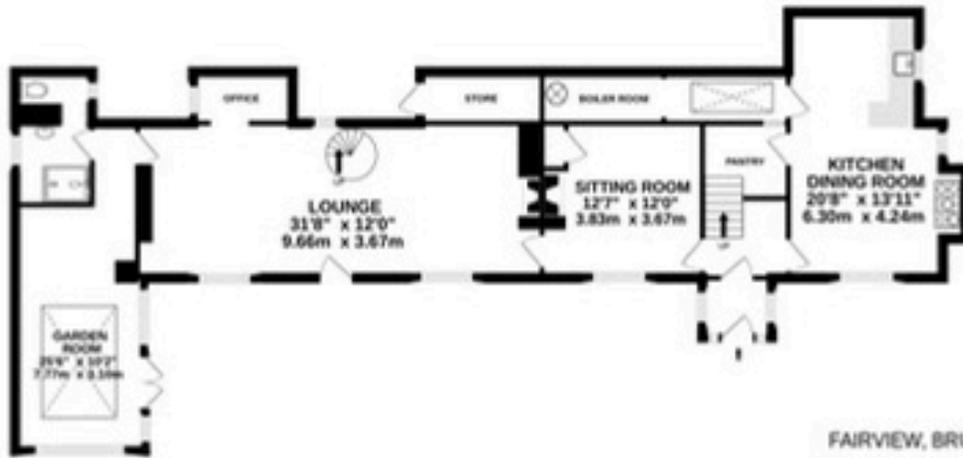
The property is situated in the village of Clydach which is a short drive to the larger village of Gilwern within the Brecon Beacons National Park (Bannau Brycheiniog). The village sits amidst stunning scenery and is located close to footpaths for the spectacular Clydach Gorge. Gilwern has a range of local amenities including convenience stores, hairdressers, public houses, doctor's surgery and a well-regarded primary school. The area is renowned for its beautiful countryside, offering a range of activities including walking, horse riding, paragliding and cycling. The nearby Monmouthshire & Brecon Canal offers access to level walks along the towpath and narrow boats can be hired to enjoy the scenery at a gentler pace.

DIRECTIONS

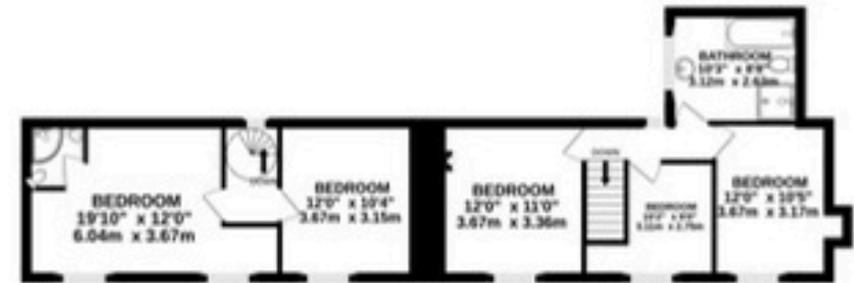
From Abergavenny take the A465 Heads of the Valleys Road towards Gilwern / Crickhowell. Pass Gilwern on your right and take the first left hand turning signposted Clydach / Llanelly Hill. After approximately 30 yards you will come to a T-junction, take the right hand turning and continue up the hill and bear left by Bath Row. Go over the stone bridge, keeping left and continue along the lane until reaching the wooden gate opening into the parking area for Fairview. To reach the front door, continue from the parking space to the garden, walk up the stone steps and through the gate on the right hand side by the slate 'Fairview' sign. The steps continue up to the lane.

What 3 Words: [///shirts.peach.perfectly](https://www.shirts.peach.perfectly)

GROUND FLOOR
1271 sq.ft. (118.1 sq.m.) approx.



1ST FLOOR
821 sq.ft. (76.3 sq.m.) approx.

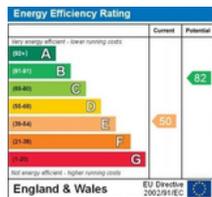


FAIRVIEW, BRUNANT ROAD, CLYDACH, NP7 0NG

TOTAL FLOOR AREA : 2092 sq.ft. (194.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Scan to view video of the house





INFORMATION

Asking Price: £599,000

Local Authority: Monmouthshire County Council.

Council Tax Band: G. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

EPC Rating: E. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Services: Mains electricity, water and drainage. Oil fired central heating system. New oil central heating boiler installed in February 2023. The range cooker has a gas hob – there is no mains gas at the property, the hob is connected to bottled gas, a cylinder lasting on average 12 – 18 months.

Broadband: Standard and superfast broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE, Three, O2 and Vodafone (outdoor only). Please make your own enquiries via Ofcom.

Title: The house is registered under Title Number WA855541 and CYM3802 – copies of which are available from Parrys.

Agent's Notes: The stone steps leading from the parking area continue up past Fairview to the lane. The neighbouring property has access from the top of the steps (adjoining the lane) to their front door. To the rear of the upper garden is a public footpath. Please note that there is a right of way between the top and bottom garden, the land is not owned but there is a right of way across it. Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.



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