



Christie Residential

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221

Web: christieresidential.co.uk

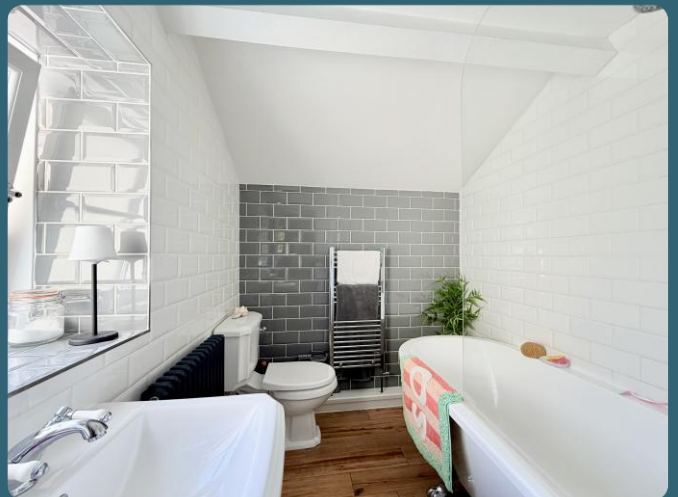
Email: hello@christieresidential.co.uk

Main Road, Clydach,
Abergavenny

£299,950

- ♥ Double Fronted Period Home
- ♥ Three Double Bedrooms
- ♥ Offered In Excellent Order Throughout
- ♥ Two Reception Rooms





About this property

Situated in the village community of Clydach, near Abergavenny, this beautifully presented double-fronted period home enjoys spectacular views across Clydach Gorge and offers generous accommodation arranged over three floors. Entering the property on the raised ground floor, where a welcoming entrance leads into a bright and attractive living room perfectly positioned to take advantage of the elevated outlook across the Gorge. Also on this level is a well-proportioned double bedroom and a modern family bathroom. The lower ground floor provides excellent day-to-day living space, with a well-appointed kitchen and a spacious sitting room. In addition, there is a utility room, a modern shower room, rear porch providing direct access to the garden, and an externally accessed storeroom with power. On the first floor, there are two further generous double bedrooms, including a principal bedroom with extensive fitted wardrobes, both well-presented and enjoying pleasing views to the front. The property is set back behind a low walled frontage, where the current owner has added an EV charging point. To the rear there is superb south-facing tiered garden which has been thoughtfully landscaped to create a superb outdoor entertaining space. It features extensive composite decking that provides multiple seating and dining areas, all ideally positioned to take full advantage of the fabulous views. The garden continues across several levels, including lawned area, and lower section with storage shed.

About the location

Clydach North is a small village community located in the Brecon Beacons National Park overlooking Clydach Gorge. It is an area of great natural beauty with extensive woods offering beautiful walks. For those keen on outdoor pursuits, there is a UK cycle way close by in Clydach South plus easy access to the Brecon and Monmouthshire Canal. Despite its rural setting, local amenities are still available with the large village of Gilwern one mile away which is well served with a number of small shops, a post office, village hall, library, garage, four pubs and several places of worship. It also benefits from easy access to the popular and bustling market town of Abergavenny which along with its railway station is a further five miles away. Drivers can easily access the Heads of the Valleys Road within minutes and the M4 corridor is half an hour away. Gilwern is serviced by the X4 (Abergavenny / Cardiff) and No. 3 (Abergavenny / Brynmawr) bus routes. For further information on school catchment areas and community provisions go to www.monmouthshire.gov.uk or call 01633 644488.

Directions

From Abergavenny take the A465 westbound towards Merthyr Tydfil. Continue for 4.9 miles, then turn left (signposted Llanelly Hill / Clydach). At the T junction turn left and follow the road under the bridge to a second T junction. Turn left and follow the road for approximately a mile, and the property can be found on the left hand side. The What3Words reference is [///another.bombshell.taster](https://www.what3words.com/another.bombshell.taster)

USEFUL information

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

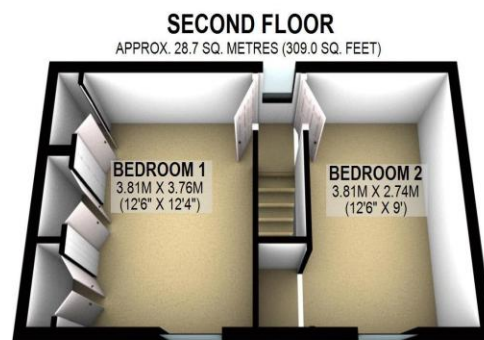
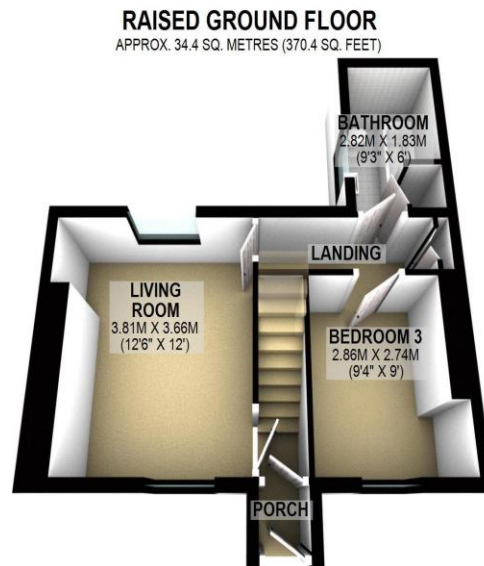
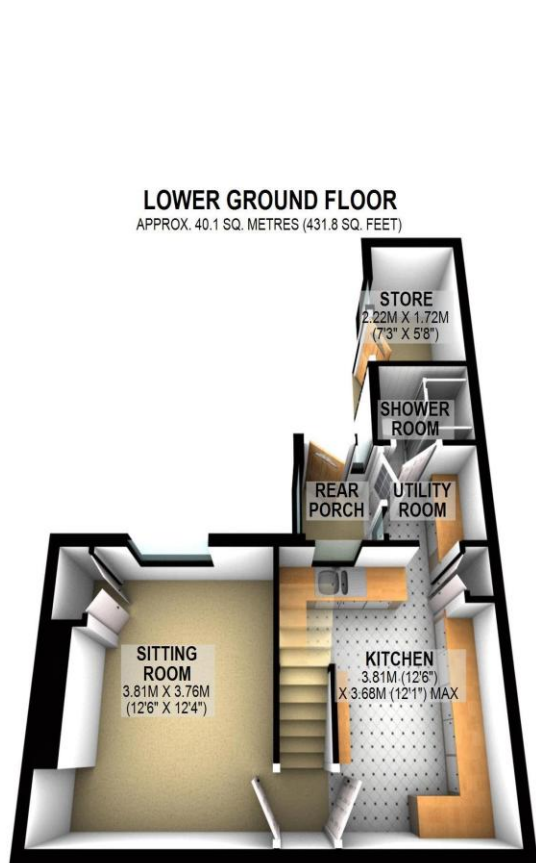
SERVICES: We understand that there is an oil fired heating system, and that mains electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 mbs. For information on mobile coverage please use Ofcom's 'mobile 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. 103.2 SQ. METRES (1111.2 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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