



# Christie Residential

YOUR HOME, HANDLED WITH CARE

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Llanwenarth,  
Abergavenny

**£450,000**

- ♥ Three Bedroom Detached Cottage
- ♥ Stunning Countryside Views
- ♥ No Onward Chain
- ♥ Modern Yet Characterful





## About this property

Tucked below the road with stunning south-facing countryside views, this charming detached cottage has been beautifully modernized while retaining its character and charm. Perfect for those seeking a unique and inviting home, it offers generous gardens and a peaceful setting. Positioned at the end of its own driveway, the cottage boasts surprisingly spacious grounds, providing plenty of versatility. The interior features a cozy yet open living and dining area with a wood-burning stove, a stylish modern kitchen with granite countertops, integrated appliances, and a characterful former bread oven. A hallway leads to a WC, utility space, and shower room, while stairs take you to the first floor, where you'll find two double bedrooms, a single bedroom, and a well-appointed en-suite with a walk-in shower and an impressive walk-in wardrobe. Outside, the terraced gardens to the rear and side offer exciting potential for landscaping, with space for vibrant borders and peaceful seating areas. At the front, a level enclosed garden with a patio, natural stone walls, and mature borders creates the perfect spot to relax and take in the surroundings. The property also benefits from ample parking, a handy stone-built shed, and a newly built wooden summer house at the top of the drive—ideal for a home office. Additionally, full planning permission has been granted to extend the cottage, enhancing the third bedroom and bathroom. Planning reference: 22/20980/FUL.

## About the location

The hamlet of Llanwenarth is nestled on the lower slopes of the Sugarloaf mountain in the spectacular surroundings of the Brecon Beacons National Park, with views of the Blorenge dominating the skyline. Abergavenny is 2.8 miles away and provides a wide range of amenities. These include major supermarkets, independent retailers, the regular weekly market and wealth of leisure and cultural options. There are also a number of primary schools, a secondary school and Nevill Hall Hospital. Crickhowell is two miles to the west. Voted UK Best High Street 2018, Crickhowell offers a vibrant alternative with a range of retailers, pubs and restaurants to enjoy. Abergavenny 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.

## Directions

From our office on Cross Street (NP7 5EU), follow Monk Street north to the traffic lights. Turn left into Park Road and continue for approximately 0.5 miles to the roundabout. Take the 2nd exit and continue on the A40 for 2.7 miles. As the Keith Price Subaru Garage comes into the view the entrance to Mardy Cottage is the second driveway on the left hand side. The What3Words location: ///occur.dial.other

## USEFUL information

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

**SERVICES:** We understand that mains gas and electricity. There is a private spring water supply and septic tank drainage. Standard broadband is available (provided by Openreach) with an estimated maximum speed of 4 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.

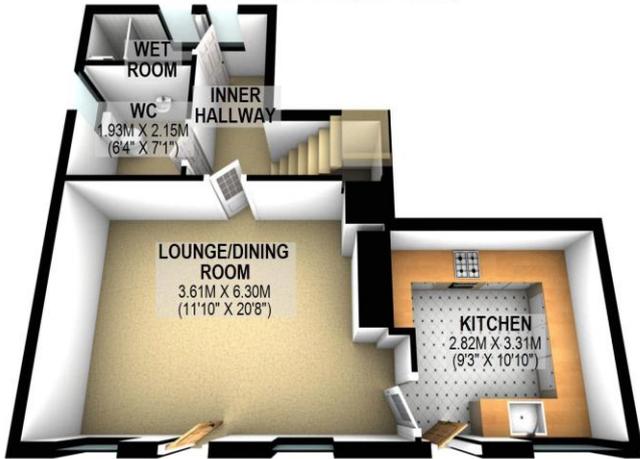
**VIEWING:** Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

### 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.

### GROUND FLOOR

APPROX. 44.3 SQ. METRES (477.0 SQ. FEET)

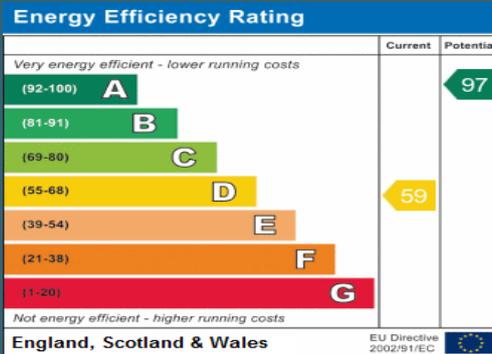


### FIRST FLOOR

APPROX. 47.6 SQ. METRES (512.7 SQ. FEET)



TOTAL AREA: APPROX. 91.9 SQ. METRES (989.7 SQ. FEET)



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