



Tyla Road

Govilon, Abergavenny NP7 9RZ

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£285,000

Tyla Road

Govilon, Abergavenny, NP7 9RZ

A one / potentially two bedroomed semi-detached period cottage | Large open plan lounge / kitchen / diner

Superb interior design finish with vaulted ceilings and exposed beams complemented by Mandarin Stone flooring and bespoke wrought iron balustrades to staircase

Contemporary wet room serving a large dual aspect double bedroom | Sitting room with potential to convert to bedroom to suit

Riven stone terrace overlooking a stream | Large separate area of garden surrounded by woodland

Perfect primary residence or holiday home | Off street parking | No onward chain

Nestled amidst the beautiful scenery of the Usk Valley in the Brecon Beacons National Park on the fringe of a World Heritage site, is this semi-detached, period, waterside cottage situated in the lee of the Bloreng Mountain and surrounded by attractive woodland. In a rural setting on the outskirts of a small village. The cottage is positioned within easy access of the internationally famous market town of Abergavenny. Perfect for either a primary residence or a holiday home, this one/two bedroomed cottage has been fully renovated to provide a luxury home with no expense spared on the finish with Mandarin Stone flooring, wrought iron balustrades, vaulted ceilings, exposed beams and an open plan kitchen / lounge / diner opening onto a riven stone terrace. Originally two bedrooms, the property has been adapted to create more reception space but could be returned to two bedrooms if so desired. The cottage is offered to the market with a large separate area of garden that also provides off street parking.

SITUATION | Sitting in the foothills of the Bloreng Mountain in the Bannau Brycheiniog National Park, Govilon is a small village betwixt Llanfoist and Gilwern with a thriving community situated just over two miles from the historic market town of Abergavenny. Local facilities in the village include a public house, village shop, church and, of course, the Canal Wharf. A favoured tourist destination, the area is also well known for outdoor and leisure pursuits including hill walking, pony trekking, kayaking and hang gliding from the top of the Bloreng Mountain. The Monmouthshire & Brecon Canal runs through the village as does a well-used path into Abergavenny, frequented by dog walkers, runners and those taking an active stroll into town.

For more comprehensive shopping and leisure facilities, Abergavenny is also easily accessible by car and boasts many high street shops and local boutiques as well as many bistros, restaurants, and cafes. The town is famous for its Market Hall, theatre, and independent cinema as well as the annual Food Festival which attracts visitors

world-wide. The area is also well served for schools for all ages. Abergavenny railway station provides services to central London and Bristol via Newport as well as Cardiff, Newport, and Manchester. Road links via the A465 and motorway network provide access to Cwmbran, Newport, Cardiff and West Wales as well as Bristol, London, and the Midlands.

ACCOMMODATION

The accommodation is planned over two floors as shown in brief below.

GROUND FLOOR COMPRISING:

Entrance hallway
Dual aspect sitting room/bedroom with A frame vaulted ceiling
Bedroom
Shower room

LOWER GROUND FLOOR COMPRISING:

Open plan kitchen/lounge/diner

OUTSIDE

A sun terrace adjoins the cottage with a large riven stone terrace overlooking the stream and providing a secluded place to enjoy the surroundings.

EXTERNAL WASHROOM | Lavatory, wash hand basin, space for washing machine, velux window, concrete floor. A set of external stairs leads up to the roadside.

GARDEN | A large lawned garden incorporating a parking area is situated opposite the cottage set against a woodland backdrop of mature trees, grassed walkways and an abundance of ferns. Timber garden storage shed.

GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Services | Mains water and electric are connected to the property. Private drainage, electric and solid fuel heating.

Council Tax | Band A (Monmouthshire County Council)

EPC Rating | Band G

Flood Risk | Medium flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Numbers CYM653528 and CYM845195. We are not aware of any restrictive covenants associated with the property, but the property is located within the National Park.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property.

Broadband | Full fibre broadband connection available. According to Openreach.

Mobile network | 02, Three, EE, Vodafone indoor coverage. According to Ofcom

Viewing Strictly by appointment with the Agents

T 01873 564424

E abergavenny@taylorandcoproperty.co.uk

What3Words | Gambles.Scratches.Guises

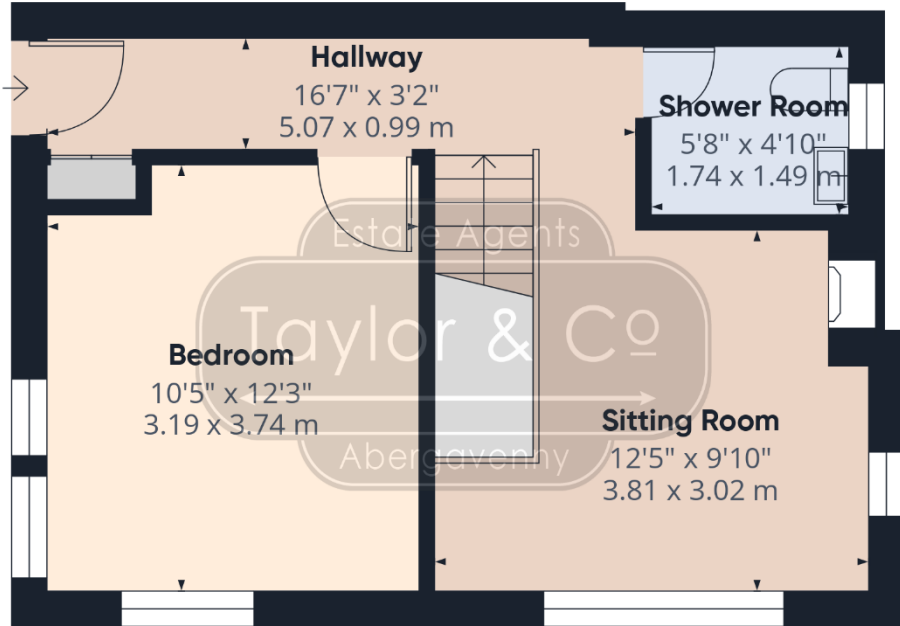
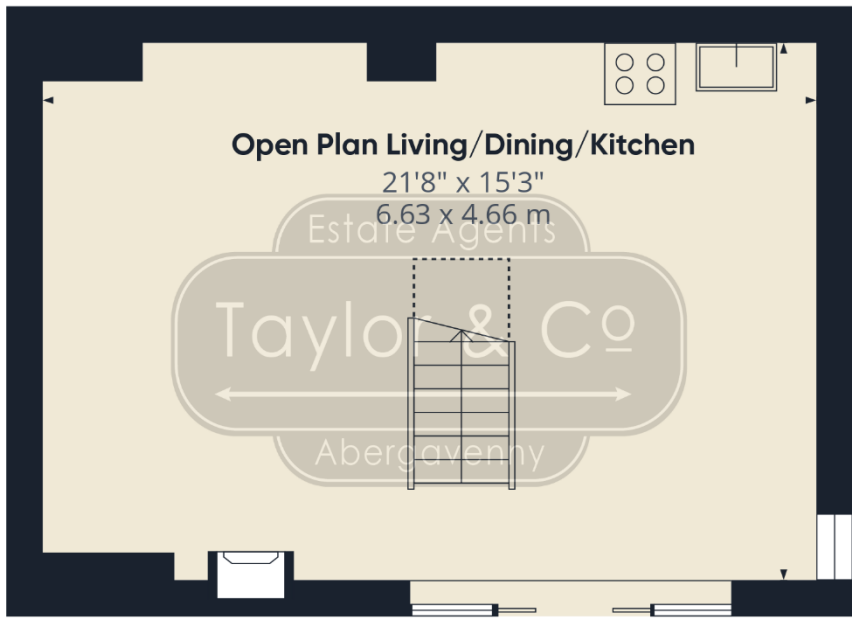
Reference AB545







Estate Agents
Taylor & Co
 Abergavenny



Approximate total area⁽¹⁾
 658 ft²
 61.1 m²

Reduced headroom
 7 ft²
 0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.