



Estate Agents

Taylor & Co

Abergavenny

Cwrt Mihangel

Llanvihangel Crucorney, Abergavenny NP7 8DX

Asking Price
£630,000

Cwrt Mihangel

Llanvihangel Crucorney, Abergavenny, Monmouthshire NP7 8DX

Exceptional three / four bed roomed, three bathroom, family residence in a courtyard development of other similar exclusively styled, individual homes

Designed to a high specification with quality components and fuelled by renewable energy sources (A grade energy efficiency rating)

Versatile layout with shower suites on both floors | Study / ground floor bedroom

Open styled living room / dining room connecting into a quality specification kitchen with integrated appliances & vaulted ceiling

Utility / boot room | Fully insulated detached garage / home office / gym & off road parking | NO CONNECTED CHAIN | 10 year new home warranty

This newly built stone-fronted family residence sits in a small development of exclusively styled individual homes in the heart of the medieval village of Llanvihangel Crucorney, on the eastern edge of the Bannau Brycheiniog – Brecon Beacons National Park. Occupying a plot of approximately 260sq.m, this three / four double bedroom house has been designed and constructed by the owners using local and high specification components to create an impressive, versatile and energy efficient property whilst harmonising this extraordinary home with historic beauty and rich landscape in the surrounding environment.

This home was constructed with energy efficiency at the heart of the design. The property has highly insulated floors/walls/roof space and double-glazed aluminium framed windows for low maintenance and exceptionally low energy consumption (EPC 95 – Rated A). The property is fuelled by renewable energy systems through an Air-source Heat Pump and solar panels to two roofs. Heating is supplied underfloor throughout the ground floor and radiators to the upper floor. This exclusive residence has an excellent decorative finish with LVT flooring throughout the ground floor. Entered through a wide front entrance door, this

new-build modern home has a large hall entrance leading to a most inviting open-plan living room / dining room with a feature wood-burning stove as secondary heating and offset to a large fully fitted and high quality finished fully equipped kitchen with a central island / breakfast bar and in-built pantry, vaulted ceiling and a large Velux roof window. A study / fourth double bedroom, utility, cloakroom / shower room complete the ground floor. Desirable for any modern home, a Wi-fi system is available throughout the house – subject to a service provider connection.

A feature staircase with wall slatted walnut panelling leads to the upper floor with three double bedrooms. The principal bedroom has a stunning en-suite with a large walk in shower and fitted wardrobe whilst the other two bedrooms are served by a large and sumptuous four-piece main bathroom with a walk-in-shower and a large free standing corner bath.

To the front entrance there's an enclosed gated courtyard and to the side there are double entrance gates leading to the garage and an attractively landscaped rear courtyard with parking for two/ three cars. The partially

insulated garage has full electrical and Wi-Fi facilities and has been built with multi-use conversions in mind – ie.- as a garage/home office/garden room (subject to planning approval).

This home is offered to the market chain-free and with the benefit of a 10-year Builders Warranty.

SITUATION | The village of Llanvihangel Crucorney is situated on a level and fertile plain at the foothills of the Black Mountains and is conveniently situated adjacent to the A465 major route, with excellent road links to the M4 and, M50/M5. The nearest rail station is only 5 minutes away with easy and hourly connections to Newport, Cardiff, London and beyond. The historically renowned Skirrid Mountain Inn, being the oldest and reputedly the most haunted Inn in Wales, is close-by the house, as are the local Church, the local Shop and Garage.

There are also several award-winning restaurants in the area. The extensive and splendid mountain ranges and Offas Dyke which are all situated close by serve to attract thousands of tourists, walkers and cyclists to the

village and surrounding areas. The market town of Abergavenny is 5 miles away, Hay-on-Wye, 12 miles and Hereford City 18 miles. There are two superb golf courses within 5 miles, and the Celtic Manor Resort (2010 Ryder Cup venue) is just a 30 minute drive away.

Abergavenny is famously known as being the Gateway to Wales. Enjoying a landscape rich in beauty and history, the town boasts a comprehensive range of shopping and leisure facilities, including a wide selection of boutique style shops, grocery and newsagent stores, supermarkets, including a large Waitrose with Home section and many well-known high street shops. Abergavenny also hosts a farmers' market several times a week as well as having its own cinema, theatre and leisure centre, plus several restaurants for evening entertainment. The area is well served by schools for all ages in both the private and state sector with popular fee paying choices being Monmouth Haberdashers, Hereford Cathedral and slightly further afield, Rougemont.

ACCOMMODATION

GROUND FLOOR:

Entrance hall, triple aspect lounge / diner, study / double bedroom, kitchen / breakfast room, utility / boot room, shower room.

FIRST FLOOR:

Landing, bedroom one with en-suite, two further double bedrooms, four piece family bathroom.

OUTSIDE

FRONT | This family home occupies a private courtyard setting alongside three others similar styled stone facing homes all constructed in the last 10 years. Set on the corner of the private road, the property is approached via a set of double gates which open onto a stone chipped driveway providing off street parking for about two to three vehicles. The driveway leads to:

DETACHED GARAGE / HOME OFFICE / GARDEN ROOM | A versatile, detached building with a vehicular door to the front for those requiring garaging for their vehicle, but being partially insulated, the building equally lends itself to being a home office / gym / garden room, subject to the required change in planning consent. Double patio style doors and windows open into the garden.

REAR GARDEN | The garden has been landscaped with ease of maintenance in mind. Laid with stone chippings and featuring a shaped patio, the garden encompasses a pleasing blend of seating areas and shaped borders with a retaining wall at the rear planted with low level shrubbery. From the kitchen, a paved sun terrace with an attractive arbour over is a delightful place for dining and entertaining. External lighting and water tap.

GENERAL

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

Covenants | The property is registered with HMLR, Title Number WA849565 and this property

represents part of the Title. A new Title will be registered as part of the conveyance process to the new buyer. There are no restrictive covenants associated with the property, for further details, speak to the Agent.

Services | Mains electric, water and drainage are connected to the property. The foul drainage is connected to the village's gravity sewerage system. The property is served by renewable energy systems via an air source heat pump and 8 integrated solar pv panels with 3.6kw fitted to the roof, underfloor heating throughout the ground floor.

New Home Warranty | 10 year New Home Warranty with Build-Zone.

Council Tax | Band D (Monmouthshire CC)

EPC Rating | Band A

Flood Risk | No flood risk from rivers or surface water according to Natural Resources Wales.

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

Broadband | According to Openreach, a fibre connection to the property is available in this area.

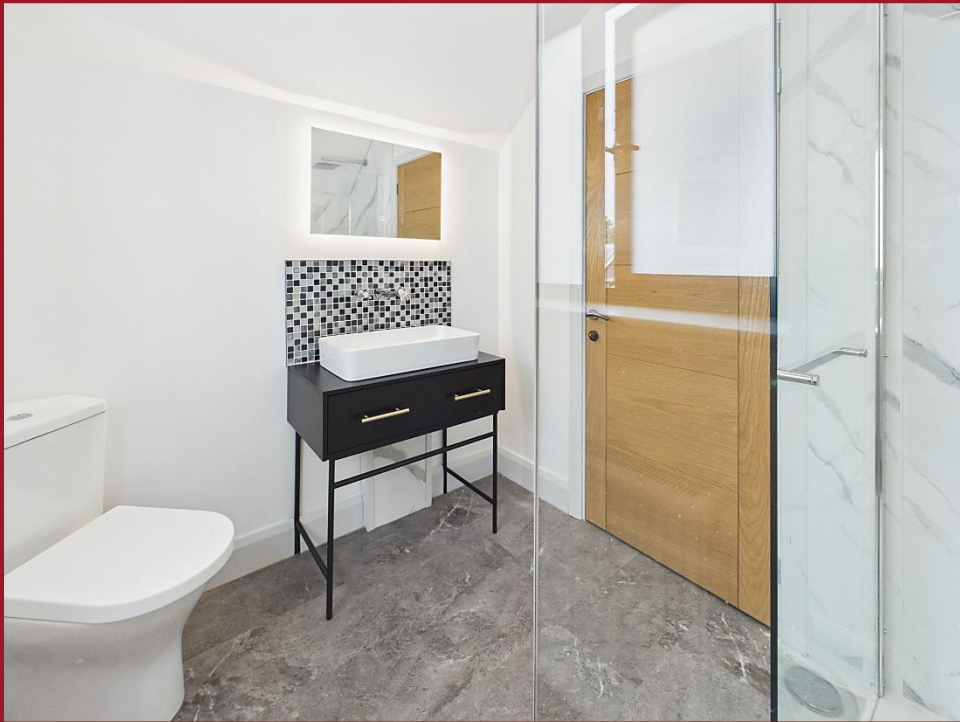
Mobile networks | According to Ofcom: 02, Three, EE, Vodafone provide indoor coverage.

Viewing Strictly by appointment with the Agents
T 01873 564424

E abergavenny@taylorandcoproperty.co.uk
Reference AB591







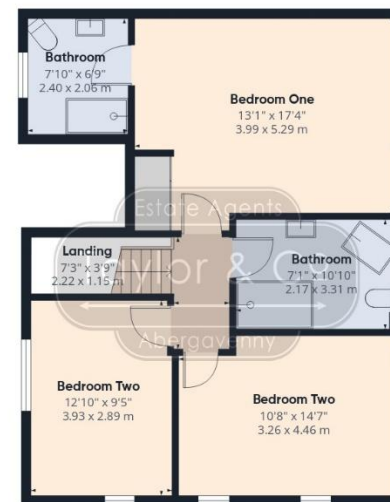
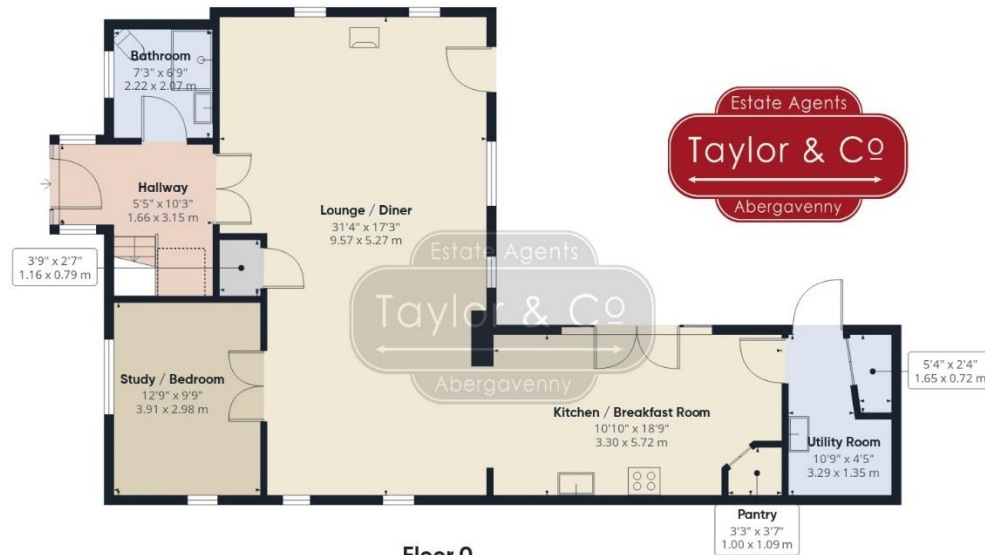


Floorplan

Estate Agents

Taylor & Co

Abergavenny



Approximate total area⁽¹⁾

1927 ft²

179 m²

Reduced headroom

8 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

GIRAFFE360

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

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.