



**Christie
Residential**
YOUR HOME, HANDLED WITH CARE

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Black Rock, Clydach

Abergavenny

£235,000

- ♥ Detached Cottage
- ♥ Three Bedrooms
- ♥ No Onward Chain
- ♥ Kitchen/Dining Room





About this property

Offered with no onward chain a three bedroom detached cottage situated in an elevated position overlooking Clydach Gorge. The property affords ground floor accommodation comprising a central entrance hall with, 21' living room, large kitchen/diner with side door, and a separate reception room. Upstairs there are two double bedrooms and a large single bedroom, and a four piece family bathroom. Next to the property is off road parking for several vehicles. The gardens are to the front and side of the cottage and are low maintenance in design with paved patio and decking areas, with lovely views across the Clydach Gorge. Other features include double glazed windows and LPG central heating.

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 (crossing over one roundabout) before turning right (sign posted Clydach North). Continue for 1.25 miles up the hill and the property can be found on the right hand side.

USEFUL information

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

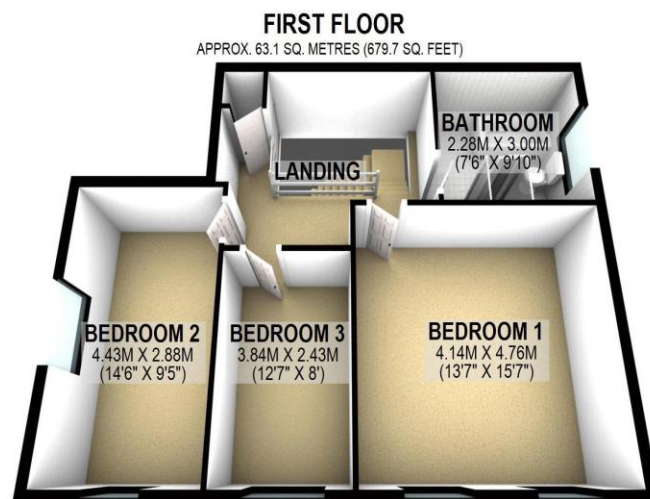
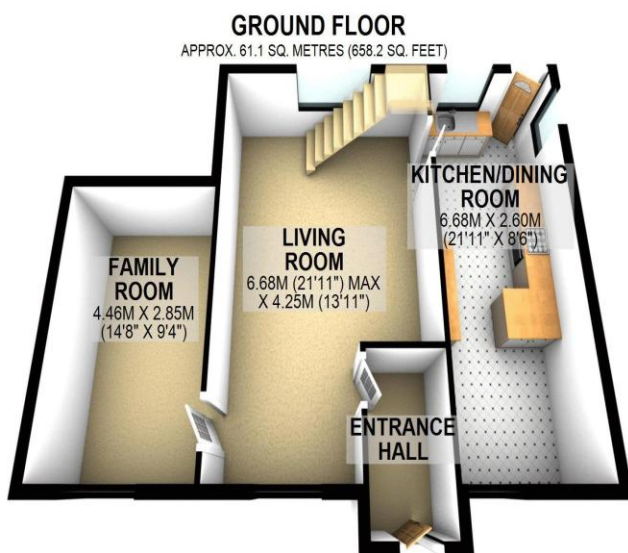
SERVICES: We understand that there is a LPG fired heating system and that mains electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1000 mbs. For information on mobile coverage please use Ofcom's 'mobile 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. 124.3 SQ. METRES (1337.9 SQ. FEET)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



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