



Christie Residential

YOUR HOME, HANDLED WITH CARE

Bryn Y Gwenin,
Abergavenny

£695,000

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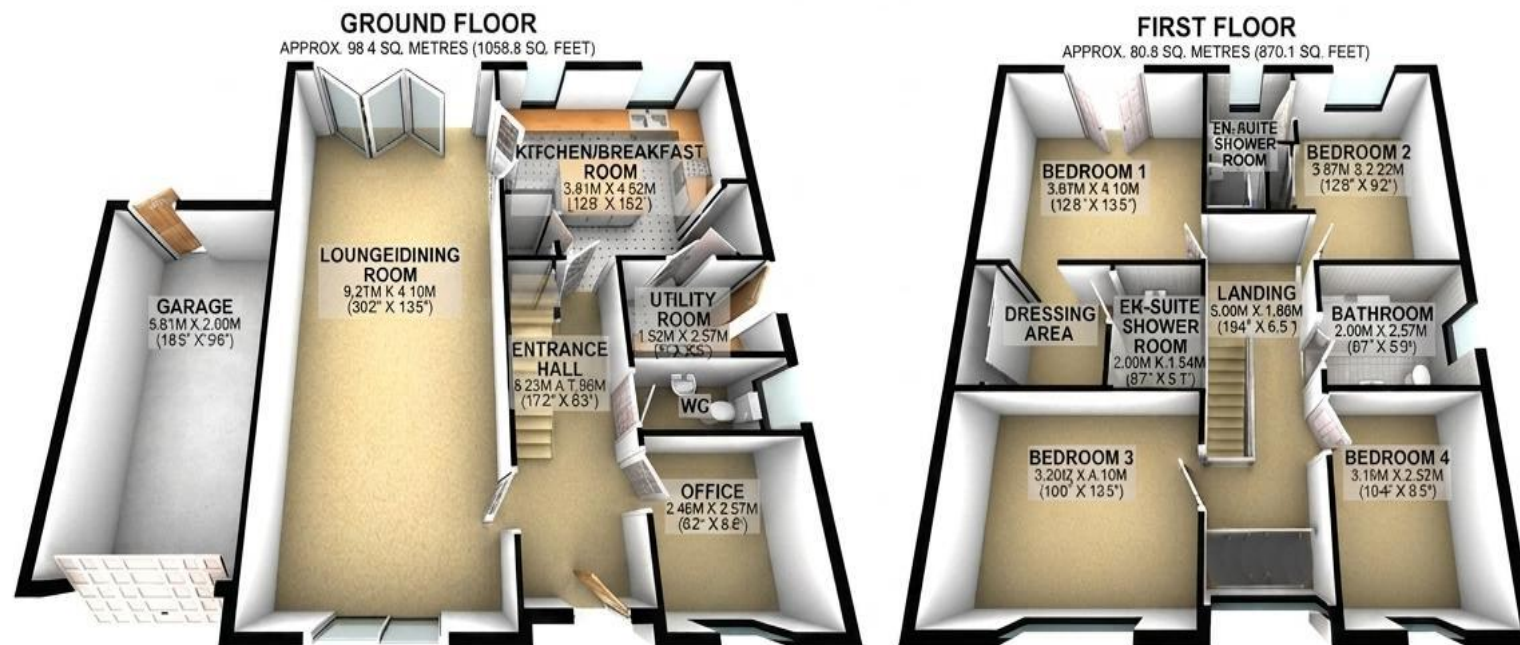
About this property

Designed by the highly regarded local architectural practice Morgan & Horowskyj, this exceptional, individual detached home offers a rare combination of contemporary architecture, thoughtful design and practical family living. Set within the sought-after rural hamlet of Bryn Y Gwenin, beneath the Skirrid Mountain and just a short drive from the vibrant market town of Abergavenny, the property enjoys an enviable setting surrounded by beautiful Monmouthshire countryside. Extending to over 1,900 sq ft, the home has been carefully designed to make the most of natural light, space and modern family life. The tone is set by the impressive entrance hall with a section of double height vaulted ceiling bathing the home in natural light. It leads through to an impressive 30' open-plan lounge and dining area with wood burning stove, where bi-folding doors create a wonderful connection with the gardens beyond. At the heart of the property is the stylish kitchen/breakfast room, featuring contemporary cabinetry, silestone worktops and a central island. It also includes a range of integrated Bosch appliances. Off the kitchen is a separate utility room with side access, while there is also a dedicated home office and downstairs WC. An integral garage completes the ground floor accommodation. The first floor offers four well-proportioned double bedrooms, including a principal suite with a dressing area and en-suite shower room, as well as French doors with a Juliet balcony over looking the garden and rolling farmland beyond it. Bedroom two also benefits from its own en-suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom. Externally, the property showcases clean architectural lines, contemporary rendered elevations, feature timber cladding and sleek anthracite detailing. A generous driveway provides off-road parking and access to the attached single garage, while the landscaped gardens offer a peaceful and private outdoor space for relaxing, entertaining and enjoying the surrounding countryside.

Bryn-y-Gwenin is a secluded hamlet overlooked by the Skirrid Mountain and amidst some of the most beautiful countryside in Monmouthshire. It lies only three miles away from the popular town of Abergavenny. A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Bloreng and the Sugar Loaf mountains, Abergavenny is known as the 'Gateway to Wales'. It is situated twelve miles from the English border and just south of the Black Mountains in the Brecon Beacons National Park. Steeped in history, Abergavenny was originally a Roman Fort then a medieval walled town. It is now a market town with arguably more life than nearby Usk and Monmouth. It offers a wide range of amenities with major supermarkets, popular bi-weekly, a high street comprising of recognised chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. Abergavenny is world renowned for its Food Festival which brings the UK's best chefs and culinary experts to the town every September. The town also offers a rich and vibrant range of cultural options including the Borough Theatre which offers an all year round programme of professional and amateur events. Its location means that 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 25 minutes away.







TOTAL AREA: APPROX. 179.2 SQ. METRES (1928.9 SQ. FEET)



Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From the Angel Hotel in the centre of Abergavenny (NP78 5UE) follow Monk Street (A40) north 3/4 of a mile before turning right onto Grosvenor Road (B4521). Continue for approximately 3 miles before turning right at the signpost for Bryn-y-Gwenin. The What3Words reference is ///forum.universal.breached.

USEFUL information

COUNCIL TAX: Band G. 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.