



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

Tel: 01873 852221

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**Ty Bryn
Abergavenny
£460,000**

- ♥ Modernised Detached House
- ♥ Open Plan Kitchen/Dining/Family Room
- ♥ Large Sitting Room With Views
- ♥ Three En-Suite Bedrooms





About this property

This beautifully transformed 1960s bungalow has been reimagined as a stylish three-bedroom detached home, offering contemporary living and superb far-reaching views. Behind its unassuming frontage lies an exceptionally well-appointed family home that makes the most of its elevated hilltop position. The property is entered via a spacious entrance hall with tiled flooring. This level provides a utility room/WC and three generously sized bedrooms, each benefiting from its own en-suite bathroom or shower room. The principal bedroom is particularly impressive, featuring a luxurious four-piece en-suite bathroom. A short flight of stairs leads to the heart of the home – a stunning open-plan kitchen, dining and family space. Flooded with natural light from the dramatic two-storey glazed rear elevation, this impressive room enjoys wonderful views over the garden. The contemporary kitchen is fitted with integrated appliances and a central island, while the remaining space comfortably accommodates a large dining table and a cosy seating area centred around a fireplace with log burning stove. Bi-fold doors provide seamless access to the rear garden, creating an ideal space for both everyday living and entertaining. A further short flight of stairs leads to the spectacular top-floor living room. This striking space enjoys breathtaking views across Bannau Brycheiniog National Park to the front, while the rear features a galleried aspect overlooking the open-plan living area below and the garden beyond. Outside, the landscaped rear garden offers a large paved patio leading to lawned areas, together with a summerhouse and a garage accessed via a rear lane. The property is offered for sale with no onward chain.

About the location

Llanelly Hill is a small village located on the top of the mountain overlooking Clydach Gorge, the Sugarloaf and Black Mountains. It is an area of great natural beauty with extensive woods offering beautiful walks, and is also a perfect spot for cyclists with a UK cycle way close by. Further local amenities are available in the large village of Gilwern two miles away which is well served with a number of small shops, a post office, village hall, library, garage, and several pubs.

Directions

From Abergavenny take the A465 westbound towards Merthyr Tydfil, continue for 4.7 miles then take the turn off signposted towards Llanelly Hill. Turn right at the 'T' junction and continue into Clydach then take the right turn into Quarry Road. Follow this road for 1.1 miles then sharp left and over the cattle grid. Continue up the hill to the T-junction and turn left whereupon the property can be found a short way along on the right hand side. The What3Words reference is `///corkscrew.guard.stopped`

USEFUL information

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

SERVICES: We understand that mains electricity, water & sewerage are connected to the property. Central heating is provided by an LPG fired boiler. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 80 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. 129.1 SQ. METRES (1390.1 SQ. FEET)



FIRST FLOOR
APPROX. 49.1 SQ. METRES (528.3 SQ. FEET)



TOTAL AREA: APPROX. 178.2 SQ. METRES (1918.4 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	53 E
21-38	F		
1-20	G		



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