



Christie Residential

YOUR HOME, HANDLED WITH CARE

Brynglas, Llanwenarth,
Abergavenny

£775,000

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About this property

Occupying an enviable position on the lower slopes of Llanwenarth Breast, Brynglas is a handsome Edwardian detached residence enjoying far-reaching views across the Usk Valley and surrounding Monmouthshire countryside. Situated just over a mile from the thriving market town of Abergavenny, the property is one of only three distinctive homes commissioned by the Marquess of Abergavenny around 1910, offering a rare opportunity to acquire a house of considerable character, history and presence.

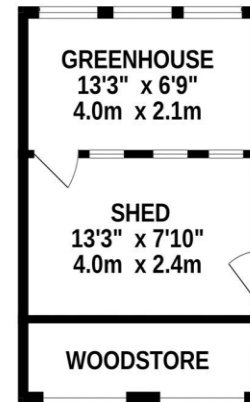
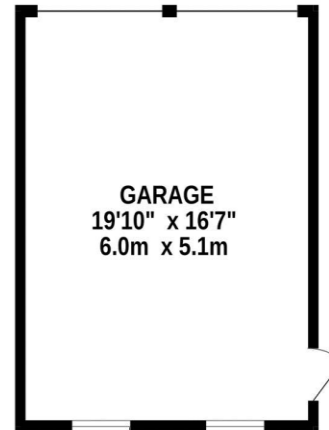
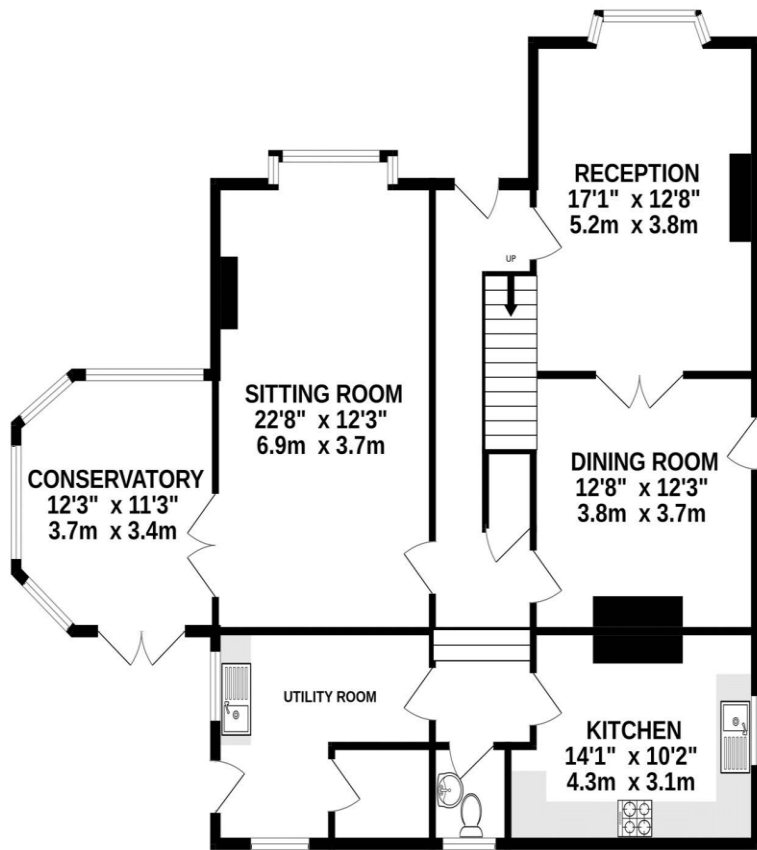
Set within generous gardens and grounds, Brynglas retains the broad proportions and architectural features synonymous with the Edwardian era. Arranged over two floors the property affords flexible and generous accommodation throughout. An entrance hall with original tiled floor provides a welcoming introduction, leading to three elegant reception rooms. The principal sitting room enjoys a large bay window and opens into the conservatory, while a further reception room have double doors that lead to a separate dining room. Both the reception rooms enjoy superb southerly views towards the Bloreng Mountain. The kitchen is complemented by a utility room and ground floor cloakroom. To the first floor are four well-proportioned double bedrooms, with the two front facing bedrooms benefiting from the superb views, while to the rear is a principal bedroom with dressing room and en-suite shower room. In addition there is a family bathroom and separate WC. Throughout the house there is an abundance of period charm and features, including high ceilings, fireplaces, picture rails and decorative detailing, all contributing to the property's timeless appeal.

Outside, the mature gardens provide a delightful setting, with lawned areas, established planting and two large patios on either side of the house providing ideal vantage points to survey the views. There is an extensive area of lawn plus a productive vegetable garden. The vegetable garden is augmented by a brick built greenhouse, with attached workshop. A substantial detached double garage is positioned within the grounds, with extensive driveway running to the front and side of the property. The generous plot affords a wonderful sense of privacy and tranquillity whilst remaining within easy reach of Abergavenny's excellent amenities, schools and transport links. Brynglas represents a rare chance to acquire one of Llanwenarth's landmark Edwardian homes; a property rich in character, occupying a remarkable setting and offering exceptional potential for its next custodians.





GROUND FLOOR
1746 sq.ft. (162.2 sq.m.) approx.

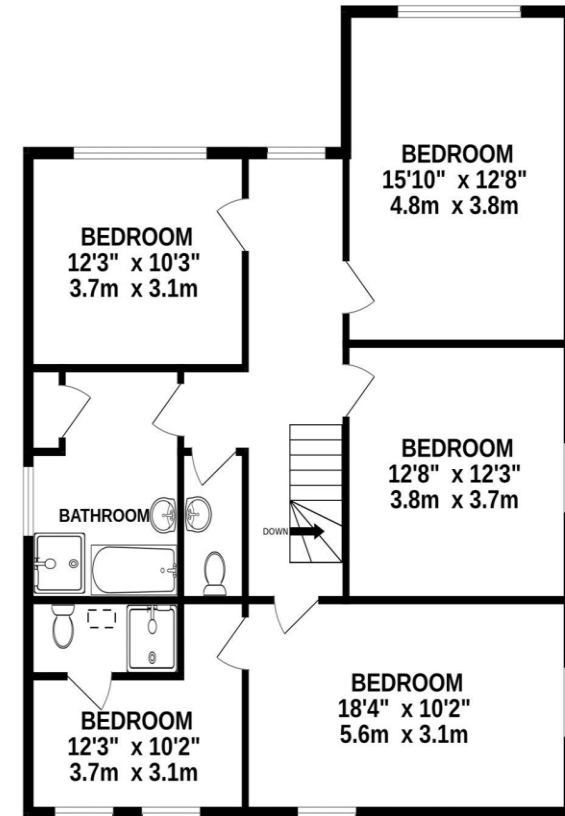


TOTAL FLOOR AREA : 2795 sq.ft. (259.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1ST FLOOR
1049 sq.ft. (97.5 sq.m.) approx.





EPC TO BE ADDED HERE

Directions

Take the Brecon Road (A40) out of Abergavenny towards Crickhowell. After passing the Lamb and Flag on the right take the right hand driveway up the hill. The property is the third of three houses on the right hand side. The What3Words reference is ///reserving.caked.candles

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 mains electricity is connected to the property. There is a spring fed water supply and a modern private drainage system. Standard broadband is available (provided by Openreach) with an estimated maximum speed of 18 mbs (Fixed Wireless Access is potentially available from EE). 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.