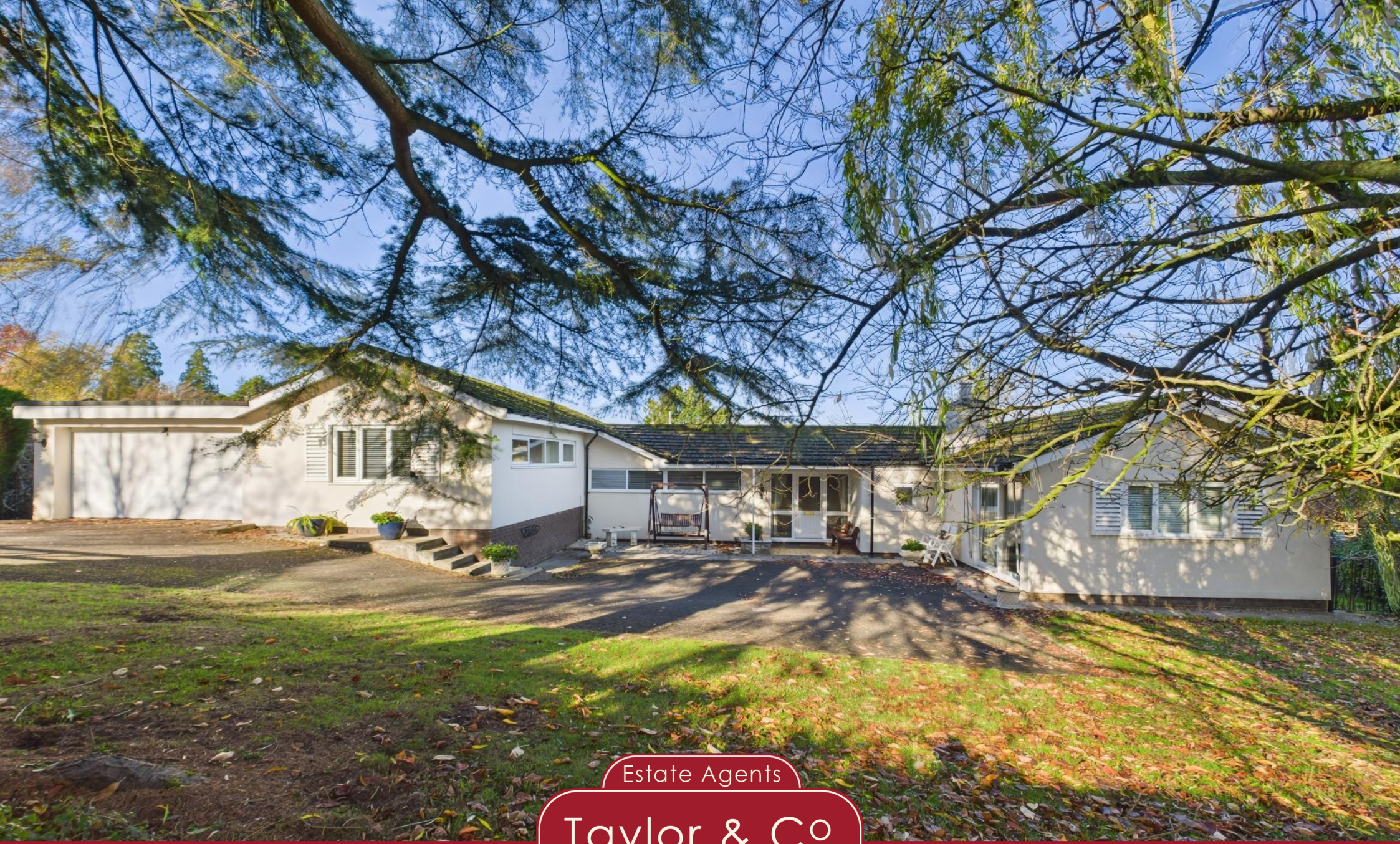


Estate Agents

Taylor & Co

Abergavenny

Court Rise

Llanddewi Rhydderch, NP7 9YH

Asking Price

£695,000

Court Rise

Llanddewi Rhydderch, Abergavenny, Monmouthshire, NP7 9YH

Generously appointed detached four-bedroom bungalow | Circa 0.4 acre plot enjoying countryside views over the surrounding landscape
Cul-de sac setting in a sought-after Monmouthshire village location
Two spacious reception rooms | Kitchen with adjoining utility area | Hall cloakroom
Dual aspect principal bedroom with a modern en-suite shower room | Three further bedrooms and a contemporary four piece bathroom suite
Double garage with electric door | Extensive driveway parking | Established gardens with mature trees | No connected chain

Nestled within a cul-de-sac setting, this substantial four bedroomed, two bathroom, family size detached bungalow occupies an impressive plot of circa 0.4 acres within the highly regarded Monmouthshire village of Llanddewi Rhydderch and affords generously proportioned accommodation, mature gardens and superb countryside views over the surrounding scenic landscape. The village's semi-rural setting attracts families, professionals, and retirees alike, whilst remaining conveniently positioned for easy access to Abergavenny, Monmouth, Raglan, and the wider road network. Constructed during the 1970s, the property presents a wonderful opportunity for purchasers seeking a home with excellent scope to further enhance and personalise to individual taste. Whilst some aspects would benefit from updating, the bungalow already has modern bath and shower suites, a double garage fitted with an electric door and spacious accommodation throughout, providing considerable potential to create a superb long-term family home.

The accommodation is arranged around a welcoming reception hall which perfectly separates the living and bedroom accommodation. The two reception rooms are well appointed and have multiple aspects providing abundant natural light, with the triple aspect sitting room offering a particularly attractive living space. Sliding patio doors open directly onto the gardens, whilst large windows frame views of the surrounding grounds. The adjoining dining room enjoys a dual aspect outlook towards the surrounding countryside, creating an ideal setting for both everyday life and entertaining guests. The kitchen is positioned to take full advantage of the views across the gardens towards the countryside beyond and is fitted with a comprehensive range of cabinetry together with integrated Bosch and AEG appliances. An adjoining utility area provides useful additional storage and appliance space, together with direct access to the gardens.

The bedroom accommodation comprises four comfortable bedrooms served by a modern four piece family bathroom and a contemporary en-suite shower room to the principal bedroom. Fitted wardrobes are incorporated throughout much of the accommodation, ensuring excellent storage provision and practicality for family life.

Outside, the bungalow is approached via a gated sweeping driveway providing extensive parking for several vehicles. The driveway leads directly to the attached double garage, whilst the mature front gardens create an attractive approach to the property, featuring established lawns and specimen trees including a weeping silver birch, a willow and a Scots pine.

A particular feature of the property is the substantial garden extending around the bungalow. Predominantly lawned and bordered by mature hedging, the grounds open onto a more private area from which outstanding views across the surrounding countryside can be enjoyed. A summer house, garden shed and additional garden storage further enhance the versatility of the outdoor space.

To the rear, a paved terrace provides a wonderful position from which to admire the peaceful surroundings and far-reaching views. Incorporating a fish pond and enclosed by mature planting and hedging, it provides a private and tranquil setting for outdoor dining, entertaining, or simply relaxing whilst taking in the rural outlook.

Combining generous room proportions, extensive gardens, countryside views and excellent potential for further enhancement, this is a rare opportunity to acquire a substantial village bungalow with no connected chain in one of Monmouthshire's most desirable rural locations.

SITUATION | Llanddewi Rhydderch is a charming Monmouthshire village surrounded by rolling countryside, offering a peaceful rural lifestyle whilst remaining conveniently connected to nearby towns. Situated approximately five miles from Abergavenny, the village is particularly popular with families, professionals and retirees seeking a balance between country living and everyday convenience.

Residents benefit from easy access to a range of well-regarded schools in both Abergavenny and the surrounding villages, whilst excellent road links via the A40 and A4042 provide convenient connections to Monmouth, Newport, Cardiff and the Midlands. Abergavenny railway station offers regular services across South Wales and beyond.

The area is renowned for its outstanding natural beauty, with the nearby Bannau Brycheiniog (Brecon Beacons), Black Mountains and Usk Valley all within easy reach. Combined with Abergavenny's thriving independent shops, restaurants and renowned food scene, Llanddewi Rhydderch offers an enviable blend of rural tranquillity, community spirit and modern convenience.

Reference AB598

GENERAL

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

Services | Mains electric, water and drainage are connected to the property. Oil fired central heating.

Council Tax | Band G (Monmouthshire CC)

EPC Rating | Band TBC

Flood Risk | Very low flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number CYM524361. There are restrictive covenants associated with the Property.

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

Broadband | Fibre broadband connection to the cabinet available. According to Openreach.

Mobile network | Three, EE, 02 & Vodaphone indoor coverage.

Viewing Strictly by appointment with the Agents

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GARDENS







































Floorplan

Estate Agents

Taylor & Co

Abergavenny



Approximate total area(1)

1854 ft²

172.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

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.

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