



Christie Residential

YOUR HOME, HANDLED WITH CARE

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Main Road, Clydach North,
Abergavenny

£280,000

- ♥ Detached Period Cottage
- ♥ Two Double Bedrooms
- ♥ Two Reception Rooms
- ♥ South Facing Garden With Superb Views





About this property

A charming two bedroom detached cottage occupying an elevated position overlooking Clydach Gorge, and enjoying truly impressive far-reaching views across the surrounding landscape. Very well presented throughout, the property retains a wealth of period features and is a home of real warmth and character. Accessed via a pathway running up from the roadside, the accommodation is arranged over two floors with the ground floor including a living room with exposed stone fireplace housing a wood burning stove. The living room opens through to a separate dining area, off which is the kitchen with separate entrance. Upstairs there is a 15' principal bedroom picture window providing views over the field to the rear, a second double bedroom and a large bathroom. As charming as the house is, it is matched by the superb south facing garden and the views that it enjoys across the Gorge. It comprises a central area of lawn with a large bed to the side stocked with mature plants and shrubs, and a number of similarly mature borders. There are slightly raised lawned terraces to the side with wood store and shed. Situated within the popular village of Clydach, the location allows access to local amenities, and scenic walks within Bannau Brycheiniog National Park while also offering excellent links to Abergavenny and the wider road network.

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 take the exit signposted Clydach South. At the T junction turn left and follow the road to a further T junction again turning left. Follow the road up the hill for approximately half a mile into the village and the property can be found on the right hand side just after the sharp right turn into Rhonas Road. The What3Words reference is [///glosses.candidate.dives](https://www.what3words.com/@@@glosses.candidate.dives).

USEFUL information

COUNCIL TAX: Band D. 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.

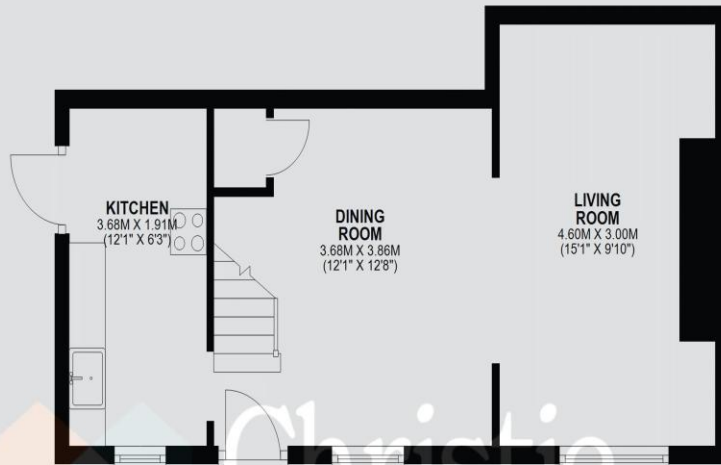
VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

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.

GROUND FLOOR

APPROX. 35.7 SQ. METRES (384.8 SQ. FEET)



FIRST FLOOR

APPROX. 35.9 SQ. METRES (386.7 SQ. FEET)



TOTAL AREA: APPROX. 71.7 SQ. METRES (771.5 SQ. FEET)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | | |
| 39-54 | E | 39 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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