

TY GWAUN

LLANDDEWI RHYDDERCH | ABERGAVENNY

Powells

TY GWAUN

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TY GWAUN, SITUATED IN THE HIGHLY DESIRABLE VILLAGE OF LLANDDEWI RHYDDERCH, COMPRISES AN ATTRACTIVE DETACHED TWO-BEDROOM BUNGALOW, COMPLEMENTED BY A CONVERTED FORMER STABLE BLOCK WHICH NOW PROVIDES ADDITIONAL SELF-CONTAINED ANNEX ACCOMMODATION.
THE PROPERTY OCCUPIES A PLOT EXTENDING TO APPROXIMATELY 0.2 ACRES, OFFERING LANDSCAPED GARDENS AND MULTIPLE SEATING AREAS.

- Two-bedroom detached bungalow
- Self-contained annex accommodation
- Open plan sitting/dining room/kitchen
- Superb, landscaped gardens
- Located in the attractive village of Llanddewi Rhydderch
- Surrounded by rolling countryside yet within easy access of nearby villages and towns
- Off-road parking for multiple vehicles

DISTANCES FROM TY GWAUN

Abergavenny 4.6 miles • Usk 8.8 miles • Crickhowell 9.9 miles
Monmouth 14.3 miles • Newport 19.7 miles
Chepstow 20.6 miles • Hereford 25.6 miles • Ross-on-Wye 26.7 miles
Cardiff 30.4 miles • Bristol 46.7 miles • London 153 miles

Abergavenny Train Station 4.0 miles
Pontypool & New Inn Train Station 11.5 miles
Cwmbran Train Station 14.2 miles • Newport Train Station 19.4 miles

Cardiff Airport 45.7 miles • Bristol Airport 50.2 miles
Birmingham Airport 90.1 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.







LOCATION & SITUATION

Llanddewi Rhydderch occupies an attractive rural position within the heart of the Monmouthshire countryside, offering a wonderful balance of peaceful country living and convenient access to nearby amenities. The historic market town of Abergavenny lies approximately 4 miles away and provides an excellent range of facilities, including independent retailers, supermarkets, cafés, restaurants, public houses and leisure amenities, together with a traditional market and railway station offering connections further afield.

The surrounding area is particularly renowned for its outstanding scenery, with the iconic Sugar Loaf, Skirrid and Blorenge mountains providing a spectacular backdrop and an abundance of opportunities for walking, cycling and outdoor pursuits. The nearby Bannau Brycheiniog National Park (Brecon Beacons), together with the Monmouthshire and Brecon Canal, further enhances the area's appeal. With its attractive rural setting, beautiful surrounding countryside and accessibility to the amenities of Abergavenny, Llanddewi Rhydderch represents a highly desirable location for those seeking a more tranquil way of life.

THE PROPERTY

Ty Gwaun – Main Residence

The main entrance to Ty Gwaun is situated to the side of the property, opening into an open-plan kitchen, dining and sitting area.

The kitchen boasts a horseshoe style layout with integrated appliances and ample worktop space.

The dining area offers space for a large table and chairs, and the living area includes a wood burning stove forming a natural focal point within the home and doors out to the front covered seating area. From here, access leads through to the sunroom and utility room, both of which also benefit from external access.

An internal hallway leads to two double bedrooms, both of which benefit from en-suite facilities and further storage.

Annexe Accommodation

The annexe is detached and fully self-contained making it ideal for multi-generational living. Enter into the kitchen and dining area, which features wall and base units and tiled flooring. Double doors lead through to a spacious living area also known as the garden room, featuring a wood burning stove, dual-aspect windows and external doors opening onto the garden.

Completing the annexe accommodation is a double bedroom, an additional smaller room, which could be utilised as a dressing room or study and a separate shower room.

OUTSIDE

The property is approached via a private driveway providing ample off-road parking. The garden features mature trees, established planting and gravelled pathways, together with multiple seating areas at the front, back and side of the property, ideal for outdoor dining.

Positioned at the top of the driveway, sits a studio / summer house which benefits from double doors and is connected to the mains electricity supply.

A large woodstore can be found behind the annexe.













KEY INFORMATION

Services: Mains electricity, water and drainage with oil fired heating system.

Tenure: Freehold.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: F

Local Authority: Monmouthshire County Council. Telephone: 01633 644644.

Viewings: Strictly by appointment with the selling agents.

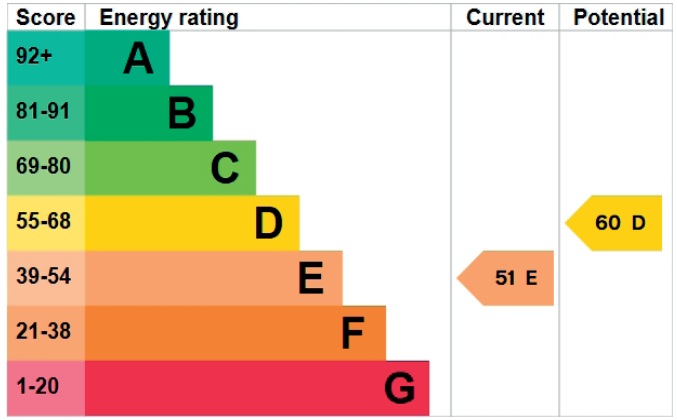
Directions: Head out of Abergavenny on the B4233, follow this road for approximately 2.5 miles until you reach a signpost on your right which directs you to Llanddewi Rhydderch, turn right at this point and follow this lane for approximately 0.5 mile. Once you enter the village, keep left and take a right directly opposite the village hall. Ty Gwaun is sign posted at the top of the driveway.

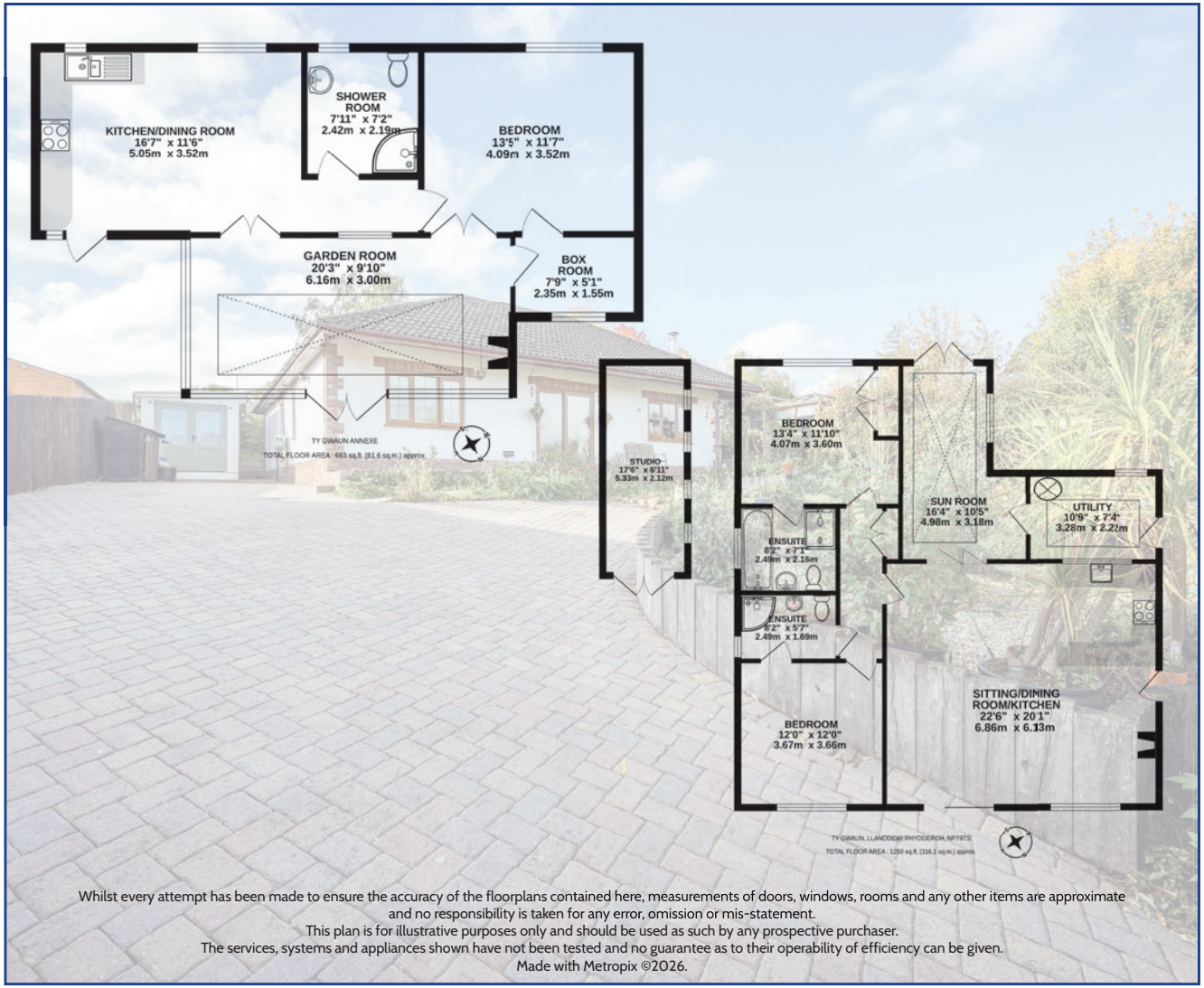
Postcode: NP7 9TS

WHAT3WORDS

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ENERGY PERFORMANCE CERTIFICATE





Whilst every attempt has been made to ensure the accuracy of the floorplans 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 of efficiency can be given.
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