



TY COED FFAWYDD

MAIN ROAD | CLYDACH | ABERGAVENNY | MONMOUTHSHIRE | NP7 0LL

 parrys
Ahead of the curve

WELCOME TO TY COED FFAWYDD

A newly built, individually designed substantial modern home, affording views to the rear across Clydach Gorge. Clydach is a small hamlet situated on the fringe of the Brecon Beacons National Park / Bannau Brycheiniog above the village of Gilwern. The area is steeped in the industrial heritage and history of the iron works, the area's landscape, with its mineral resources, led to early industrial activity, which although this ceased many years ago, Clydach continues to reflect its industrial past through its preserved structures including some of the kilns on the opposite side of the valley. Ty Coed Ffawydd has been designed over four floors to offer versatile accommodation which captures the surrounding views, enhancing the overall sense of space and light. Off the ground floor is an extensive wooden balcony, perfect for relaxing and enjoying the views. At lower ground level is an enclosed garden which slopes away and provides an opportunity for the new owner to landscape to their requirements.

KEY FEATURES

- Individually designed newly built detached house with views
- Flexible and spacious accommodation set over four floors
- Stunning open plan kitchen / dining room
- Ground floor wooden terrace extending the width of the house
- Uninterrupted views to the rear across Clydach Gorge
- Garden. Garage and off-road parking
- Excellent road links



GROUND FLOOR

Enter into a welcoming entrance hall with staircases to both the first floor and lower ground floor and doors to the kitchen/dining room and W.C. The impressive contemporary open plan kitchen with dining area, where large south-facing windows frame views of the countryside beyond. The kitchen is comprehensively fitted to a high standard with a range of contemporary base and wall cupboards with contrasting work surfaces over. Thoughtfully designed, the space for the table is alongside the windows to enjoy the views whilst dining.





LOWER GROUND FLOOR

Stairs descend to the lower ground floor, which is neutrally decorated and includes a sitting room which features a curved wall that enhances the sense of flow and openness within the space. Two sets of glazed double doors to the rear frame the view and allow natural light to flood the room and open onto a substantial decked terrace. A separate reception room provides flexible use as a fourth bedroom, playroom, snug, or home office, a second W.C. is also located on this floor.



FIRST FLOOR

From the entrance hall, the central staircase rises to the first floor, where two double bedrooms are positioned to the rear, enjoying views across the valley, one of the bedrooms includes built-in storage. A modern family bathroom completes the accommodation on the first floor.



SECOND FLOOR

The top floor is accessed via a staircase from the first floor landing and opens onto a spacious landing with Velux window, suitable as a dressing area or study, with a door leading to an additional double bedroom.



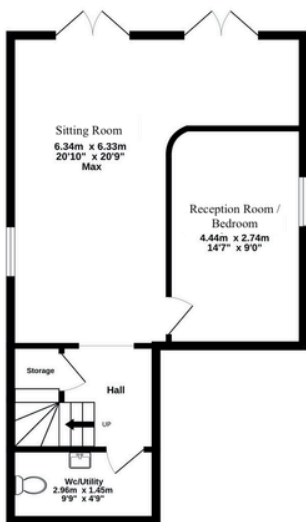
OUTSIDE

The property is set back from the road with a private tarmacked driveway leading to the garage and offering parking for two vehicles. A side path leads to a low-maintenance decked terrace at the rear, which enjoys uninterrupted views of the woodland beyond, enhancing the sense of seclusion. Below the terrace is an enclosed garden which has been left in its natural state allowing a new owner to landscape to their requirements.

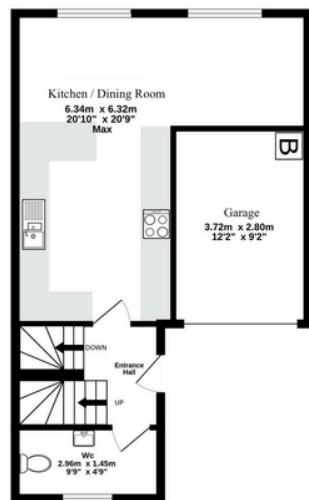


INFORMATION

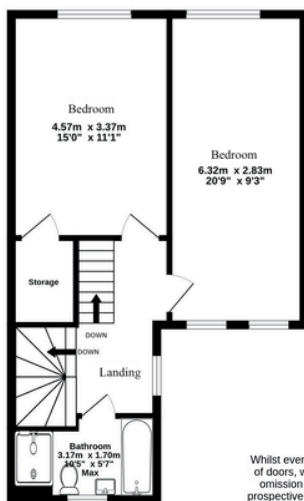
LOWER GROUND FLOOR
48.4 sq.m. (521 sq.ft.) approx.



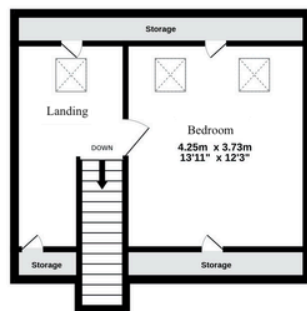
GROUND FLOOR
48.1 sq.m. (518 sq.ft.) approx.



FIRST FLOOR
48.2 sq.m. (519 sq.ft.) approx.



SECOND FLOOR
33.0 sq.m. (355 sq.ft.) approx.



TOTAL FLOOR AREA: 177.8 sq.m. (1913 sq.ft.) 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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Asking Price: £450,000

Local Authority: Monmouthshire County Council

Council Tax Band: TBC. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

EPC Rating: C. To view the full EPC please visit www.gov.uk

Tenure: Freehold

Services: We understand that the property is connected to mains electricity, water and drainage. Oil fired central heating.

Broadband: Full fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE, Three, O2 and Vodafone are all likely outdoors and O2 and Vodafone and good indoors. Please make your own enquiries via Ofcom.

Title: The house is registered under Title Number WA614967 – copies of which are available from Parrys.

Agent's Notes: the property is covered by an Architect's Certificate. Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





LOCAL AREA

The house is situated in North Clydach, a close knit community comprising a small hamlet of both old cottages and more modern houses within the Brecon Beacons National Park (Bannau Brycheiniog). The village sits amidst stunning scenery and is located close to footpaths for the spectacular Clydach Gorge. Located above the village of Gilwern, some 3 miles away, Gilwern offers a range of local amenities including convenience stores, hairdressers, public houses, a doctor's surgery and a well-regarded primary school. The area is renowned for its spectacular countryside offering a range of outdoor activities and the Monmouthshire & Brecon canal, accessed at Gilwern, provides delightful walks along the towpath and narrow boats can be hired to enjoy the countryside at a gentler pace. Clydach is approximately 5 miles to both Abergavenny and Crickhowell where a wider range of services can be found including high schools, supermarkets and leisure facilities. Clydach is just off the A465 Heads of the Valley Road and near to the A40 which in turn links to the M4/M5 and M50 motorway networks. A mainline railway station can be found in the historic market town of Abergavenny.

DIRECTIONS

From Abergavenny follow the Heads of the Valleys Road (A465) towards Merthyr Tydfil. After circa 2.5 miles, pass Gilwern and continue straight towards Merthyr Tydfil. After approximately 1 mile turn left onto Station Road. Take the next left and then at the junction take a further left onto Main Road. Continue on this road for just under a mile and the property will be found on your left hand side.

What 3 Words: [///wool.tasks.vocals](http://wool.tasks.vocals)



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