

# FLANNEL HOUSE

DAN Y BONT | GILWERN | ABERGAVENNY | MONMOUTHSHIRE | NP7 0DD



P) parrys

# WELCOME TO FLANNEL HOUSE

Forming part of a stone-built mill which was restored and converted in 2002, with the development winning an award from the Brecon Beacons/Bannau Brycheiniog National Park, as the commemorative plaque by the property demonstrates. This attractive two bedroomed, mid terraced house is very well presented and offers views across the Clydach River from the first floor balcony. The accommodation is situated over three floors and has been designed to maximise, not only the space available, but the views across the river and to the countryside beyond. Part of this select development of just five properties, Flannel House has two allocated parking spaces and enjoys the benefits of not only the views from the property, but also has right of access to the woodland areas above and behind the mill which is shared by all the occupiers.



- Part of an award-winning conversion of former flannel mill
- A spacious three storey mid terraced house
- Open plan ground floor kitchen/dining room
- First floor sitting room with balcony
- Allocated private parking, private and communal seating areas
- Views across River Clydach to the front

## THE PROPERTY

The accommodation briefly comprises to the ground floor: Open plan kitchen/dining room with fitted cream fronted cupboards with wooden work surfaces and space for table and chairs and lounge furniture. Utility/shower room with separate cloakroom and door to rear patio area and passageway to the car park. To the first floor is a spacious sitting room with feature exposed red brick wall, 'Juliette' balcony overlooking the river to the front and glazed double doors to the rear decking area which is ideal for 'al fresco' dining or simply, enjoying the tranquil location. Steps lead down from here to the passageway. On the second floor are two bedrooms, and a shower room with modern corner shower, low level W.C. and wash hand basin.





## OUTSIDE

To the front of the house is a low maintenance stone terrace which borders the private driveway, and a further communal stone paved sitting area overlooking the river with a view of the nearby Grade II listed Bridge. The river (vital to the previous working life of the building) runs alongside the boundary of the property which also enjoys views across the surrounding woodland where a scenic waterfall is hidden. There are opportunities for canal side and country walks within a few steps of the property.

## INFORMATION

**Guide Price:** £275,000

**EPC Rating:** D. To view the full EPC please visit [www.gov.uk](http://www.gov.uk)

**Tenure:** Managed Freehold.

**Local County Council:** Monmouthshire County Council.

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

**Services:** We understand that there is mains electricity, gas, water and drainage connected to the property.

**Broadband:** Standard, superfast and ultrafast full fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach

**Mobile:** EE, Three, 02 and Vodafone limited indoors but likely outdoors. Please make your own enquiries via Ofcom.

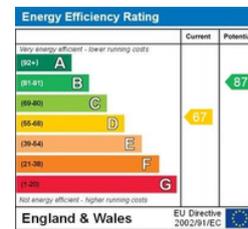
**Title:** The house is registered under Title Number CYM104895 – a copy of which is available from Parrys.

**Agent's Notes:** Full details of the Dan-Y-Bont management company costs and communal areas covered will be provided at the time of booking a viewing, as will details of the covenants which are in place to protect the integrity and character of property.

**Directions:** From Abergavenny take the Heads of the Valley Road exiting at the first roundabout and follow the signs towards Gilwern. Upon entering the village, take the turning right immediately after the Beaufort public house and the immediate left signposted Crickhowell. Proceed along this road and take the left before the river bridge down an unmarked lane. Continue over a stone bridge and take the next left where the property can be found on your right hand side.

What 3 Words: ///interview.petty.discouraged

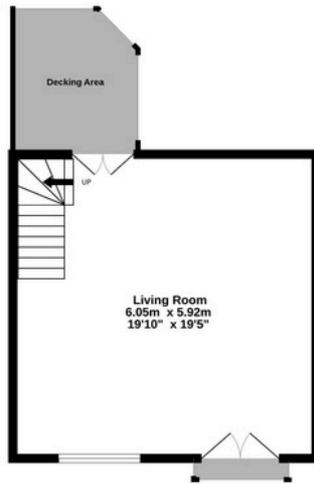
**Location:** The property is located between Abergavenny and Crickhowell on the fringe of Gilwern village within walking distance of a local public house and convenience store. A short stroll, part way up the hill opposite, is access to the Brecon and Monmouth Canal. The village of Gilwern offers a range of local amenities including convenience store, hairdressers, Primary School and Public houses and a Fish and Chip shop. Gilwern lies within the Brecon Beacons National Park, an area renowned for its beauty and spectacular countryside offering a range of activities including walking, horse riding, paragliding and field sports. Gilwern is alongside the Brecon and Monmouth canal which offers level walks along the towpath and narrow boats can be hired to enjoy the canal and the countryside at a gentle pace. The village is close to the A465 Heads of the Valley Road and a few miles from the A40, both of these roads link with the M4/M5 and M50 motorways. A main line railway station can be found in Abergavenny.



Ground Floor  
41.7 sq.m. (449 sq.ft.) approx.



1st Floor  
35.1 sq.m. (378 sq.ft.) approx.



2nd Floor  
34.9 sq.m. (376 sq.ft.) approx.



TOTAL FLOOR AREA : 111.8 sq.m. (1203 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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