



Christie Residential

YOUR HOME, HANDLED WITH CARE

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**Tynewydd Cottage,
Llanwenarth
£325,000**

- ♥ Three Bedroom Semi-Detached House
- ♥ Peaceful Rural Location
- ♥ 21' Lounge/Diner
- ♥ Separate Fitted Kitchen





About this property

A well-proportioned three bedroom semi-detached home occupying an elevated position on the lower slopes of The Sugarloaf, in Llanwenarth, near Abergavenny. Set in a small enclave of three houses, the property boasts truly spectacular views from the rear across the Usk Valley towards The Blorenge Mountain. The accommodation comprises a central entrance hall which leads to the 21' lounge/diner with fireplace and patio doors to the garden, and a separate kitchen/breakfast room, also with rear access. Upstairs there are two double bedrooms, a single bedroom, and family bathroom. The house is set back from the lane behind a driveway providing parking for two cars. To the rear of the property is a sizable, south-facing lawned garden with patio adjacent to the fore, log store and further store shed. In addition, directly across the lane is a small paddock on which there is currently a railway carriage used for storage. This paddock also provides extra parking for numerous vehicles if required. Further features include recently replaced windows and a new oil storage tank. It should be noted that the current owners have previously obtained planning permission for a single storey extension across the rear of the house which has now lapsed. Please note, the property is located approximately 1/2 mile along a fairly steep single track lane accessed off the A40.

Abergavenny is a popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenge and the Sugar Loaf mountains. Known as the 'Gateway to Wales' it is situated twelve miles from the English border and just south of the Black Mountains in the Brecon Beacons National Park. Steeped in history Abergavenny was originally a Roman Fort then a medieval walled town. It is now a market town with arguably more life than nearby Usk and Monmouth. It offers a wide range of amenities with major supermarkets, popular bi-weekly, a high street comprising of recognized chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. The town also offers a rich and vibrant range of cultural options including the Borough Theatre which offers an all year round programme of professional and amateur events, the Chamber Music Society and the annual Abergavenny Writing Festival. Its location means that Abergavenny acts as the major transport hub for the area. The railway station allows easy access to anywhere on the rail network. The A465, Heads of the Valleys Road is one mile out of town with the M50 / M4 a further 25 minutes away. Furthermore there is a large bus station with an extensive range of routes to neighbouring towns and villages and as far afield as Cardiff. For further information on school catchment areas and community provisions go to www.monmouthshire.gov.uk or call 01633 644488.

Directions

Leaving Abergavenny on the A40 west towards Crickhowell, take the right turn at the Pyscodlyn caravan site (at the bus stop). Follow the lane up the hill until it levels out and property can be found on the left hand side (the second of three). The What3Words location is: detergent.sport.grand

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 central heating system and that mains electricity is connected to the property. There is a spring fed water supply and shared septic tank. Standard broadband is available (provided by Openreach) with an estimated maximum speed of 3 Mbps. 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.

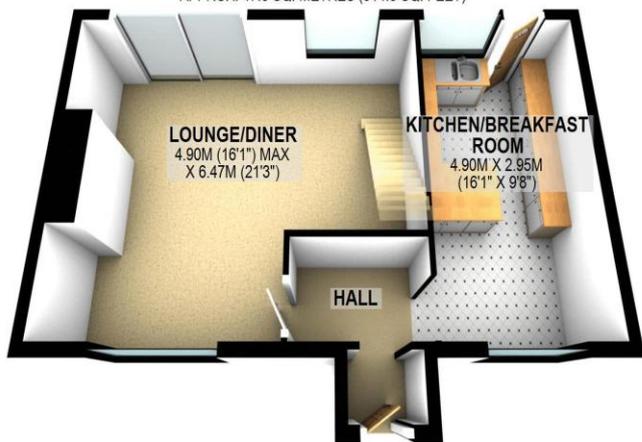
VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

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. 47.8 SQ. METRES (514.8 SQ. FEET)



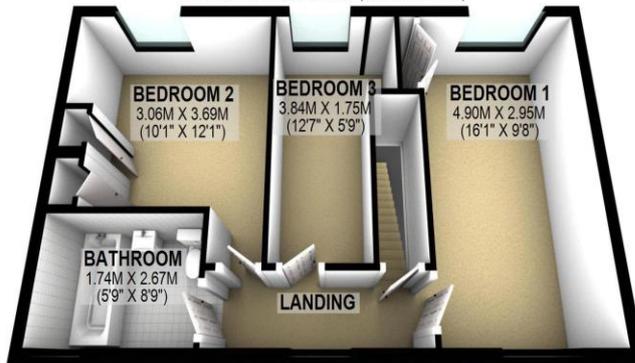
LOUNGE/DINER
4.90M (16'1") MAX
X 6.47M (21'3")

KITCHEN/BREAKFAST ROOM
4.90M X 2.95M
(16'1" X 9'8")

HALL

FIRST FLOOR

APPROX. 46.7 SQ. METRES (502.3 SQ. FEET)



BEDROOM 2
3.06M X 3.69M
(10'1" X 12'1")

BEDROOM 3
3.84M X 1.75M
(12'7" X 5'9")

BEDROOM 1
4.90M X 2.95M
(16'1" X 9'8")

BATHROOM
1.74M X 2.67M
(5'9" X 8'9")

LANDING

TOTAL AREA: APPROX. 94.5 SQ. METRES (1017.2 SQ. FEET)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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