

CHRISTIE

R E S I D E N T I A L



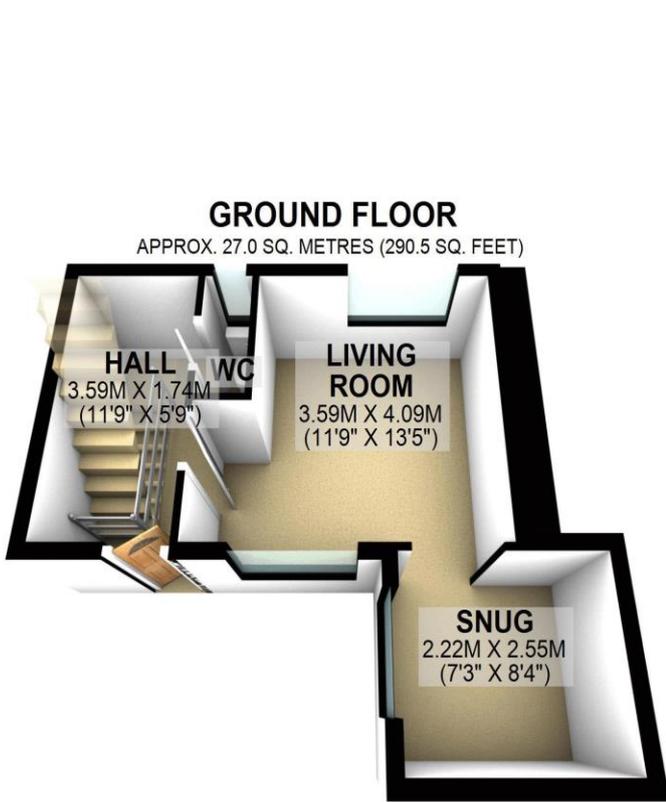
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A two bedroom semi-detached cottage enjoying an elevated position overlooking historic, Clydach Gorge in the village of Clydach North, near Abergavenny. In need of refurbishment, the property affords well-proportioned accommodation throughout over three floors. No onward chain.

- Semi-Detached Cottage
- In Need Of Modernisation
- Two Bedrooms
- Ground Floor Living Room & Snug
- Lower Floor Kitchen & Shower Room
- Views Across Clydach Gorge

PRICE £180,000





TOTAL AREA: APPROX. 69.4 SQ. METRES (747.3 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

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ABOUT THIS PROPERTY

A two bedroom semi-detached cottage enjoying an elevated position overlooking historic, Clydach Gorge in the village of Clydach North, near Abergavenny. In need of refurbishment, the property affords well-proportioned accommodation throughout over three floors. The ground floor includes a living room with pretty views across the gorge and snug, there are stairs from the entrance hall to the lower floor kitchen with access to the garden and shower room. The first floor has two bedrooms, with bedroom one again having impressive views. Externally there is a paved patio area to the immediate rear of the house, with the remainder of the garden laid to lawn. Heating is provided by an oil fired system with external boiler. Offered with no onward chain.

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 (crossing over one roundabout) before turning right (sign posted Clydach North). Continue for half a mile up the hill and the property can be found on the left hand side.

USEFUL INFORMATION

COUNCIL TAX: Band C. 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, water & sewerage are connected to the property.

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.