

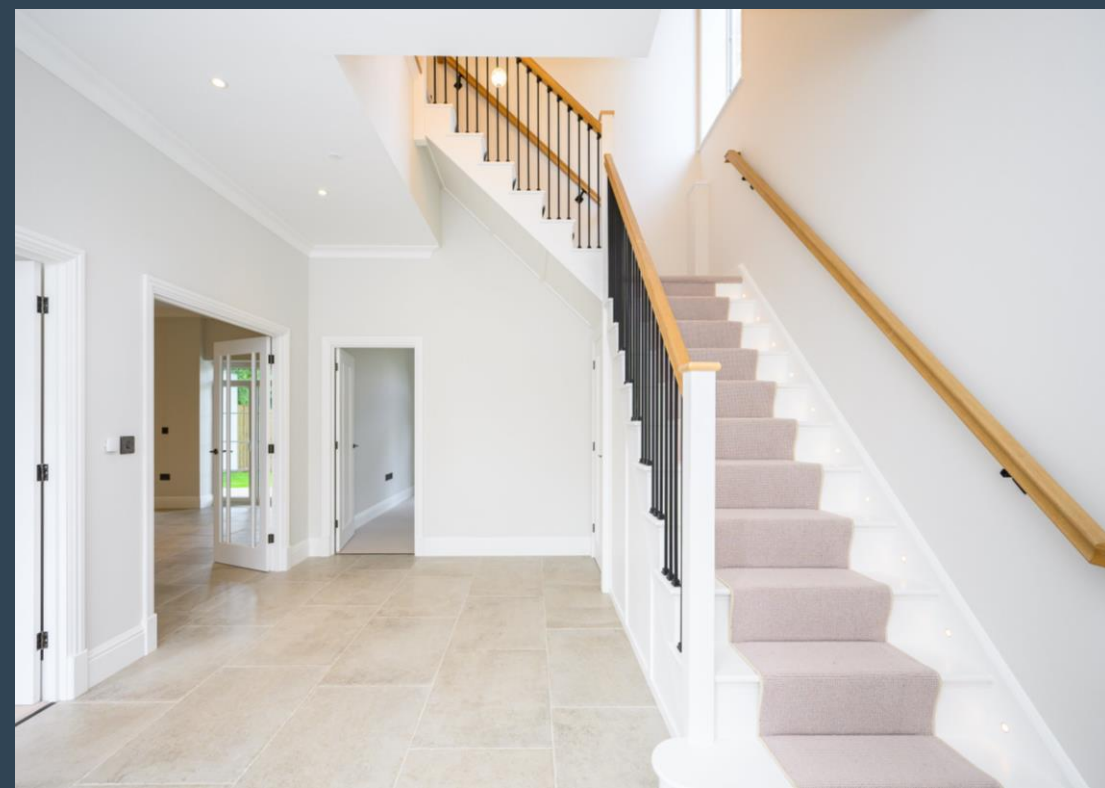
CHRISTIE

RESIDENTIAL

14 GLANHONDDU CLOSE, PANDY, ABERGAVENNY,
NP7 8DT

PRICE £800,000





ABOUT THIS PROPERTY

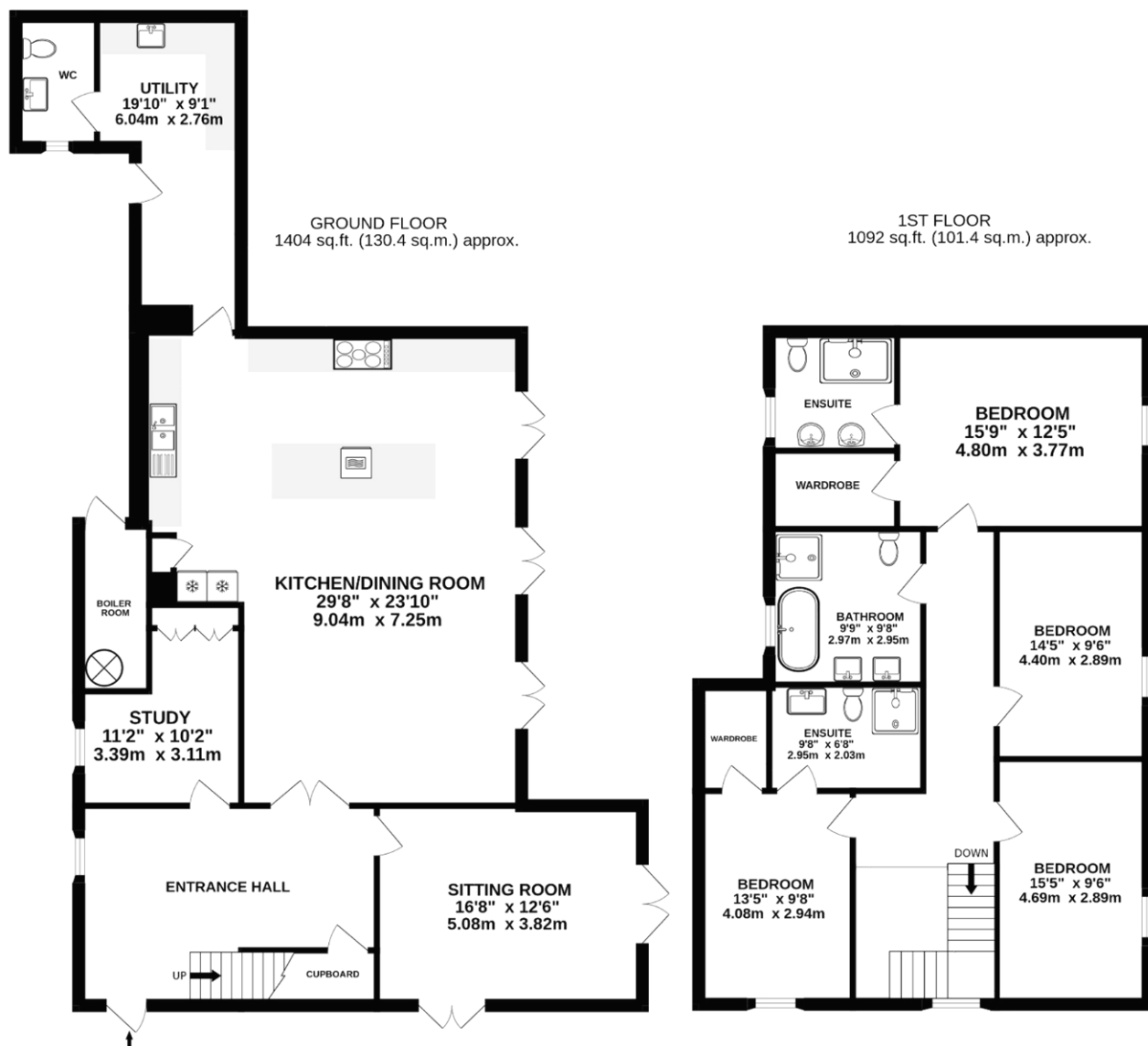
A superb four bedroom period home forming part of the painstaking redevelopment of the historic, Georgian, Park Hotel in the Monmouthshire village of Pandy near Abergavenny. This exceptional property offers an unparalleled level of quality and attention to detail, rarely found in the local market; where historic charm meets contemporary style.

Spanning over 2400 square feet, this spacious and thoughtfully designed property provides the ultimate in comfort and sophistication. The impressive entrance hall, with its bespoke staircase featuring metal spindles and an oak handrail, sets the tone for the elegance within. The heart of this home is the 29' kitchen/family room with three sets of French doors, creating a seamless flow between indoor and outdoor living spaces. The bespoke, handmade kitchen features a range of integrated appliances (rangemaster oven, double fridge freezer, dishwasher and wine cooler), an instant boiling water tap, granite worktops, and a central island. There is also an 18' formal lounge providing an alternative to modern open plan living and offers direct access to the front and side terrace through two sets of French doors. In addition, there is a study, complete with hand-built bookshelves, providing an ideal space for a home office, and the ground floor accommodation is completed by the practical convenience of a large utility room and downstairs WC. Luxurious finishes include designer light fittings throughout, Mandarin stone flooring in the main ground floor areas, and Little Green branded paint colours that add character to every wall. Black nickel effect sockets provide a modern, sleek touch to the property. The 15' master bedroom includes an en-suite shower room with a double sink and dressing room. A second en-suite bedroom features a shower room and walk-in wardrobe. Two further double bedrooms offer spacious and inviting accommodations for family or guests. The fabulous family bathroom, with Mandarin stone porcelain and branded sanitary ware throughout, maintains the feeling of luxury.

Outdoor amenities include driveway parking for three cars and a south-facing garden. A large terrace, accessed from the primary living areas, leads to a substantial lawn, screened by high fences for privacy. The countryside position offers lovely views of the surrounding Monmouthshire landscape. Offering unparallel elegance and sophistication this remarkable property is more than just a home; it's a lifestyle of luxury and comfort. The best in modern living with a touch of historic charm.

The village of Pandy is situated approximately 6 miles from Abergavenny in a beautiful setting beneath the Skirrid Mountain. It is popular with ramblers and hill walkers as Offa's Dyke Path runs through the village, while the Brecon Beacons are within easy access. There is a village primary school and local shops in neighbouring Llanvihangel Crucorney. The area offers a variety of pubs and hostleries, including the Skirrid Inn, the oldest pub in Wales. The A465, Heads of the Valleys road, travels through the village, providing easy access to Cardiff, Swansea, and West Wales (southbound) and Hereford (northbound). It also connects with the A40/A449, leading to the M4, M50, and M5 motorways. Both Hereford and Abergavenny offer mainline railway stations, providing access to the entire rail network. For further information on school catchment areas and community provisions, visit www.monmouthshire.gov.uk or call 01633 644488.

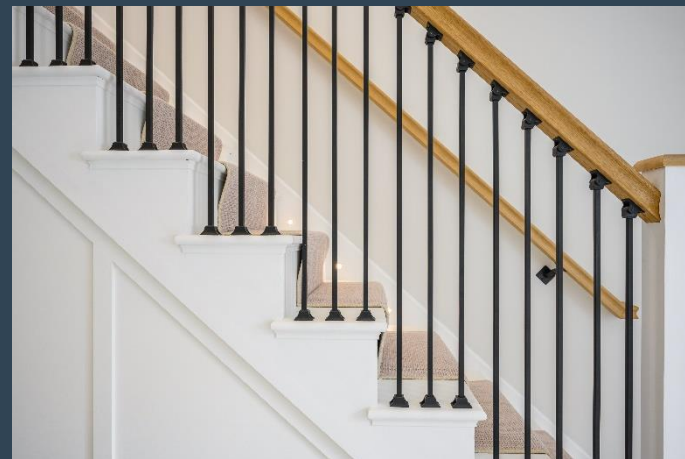


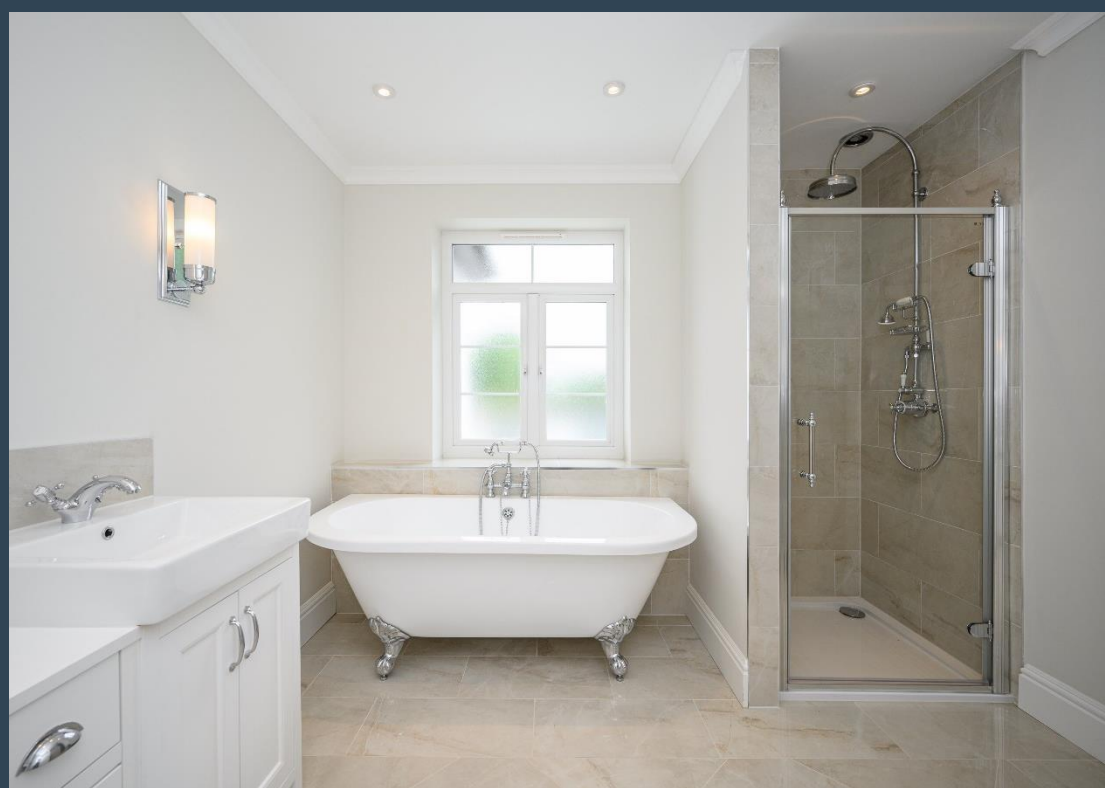


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TOTAL FLOOR AREA : 2496 sq.ft. (231.8 sq.m.) approx.

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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DIRECTIONS

From our office, follow Monmouth Road (A40) east for 0.9 miles to the Hardwick roundabout. Take the first exit and bear left following signs for A465 Hereford. Stay on this road for just over 6 miles. After the signpost for Wern Gifford continue for another 1/4 mile before taking the right turn signposted Penbidwal. Followed the road for a short distance and the property can be found in front of you as the road bears left.

USEFUL INFORMATION

COUNCIL TAX: Band TBC. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that there is an LPG fired heating system and that mains electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1000 mbs. 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	54 E
21-38	F		
1-20	G		

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.