

CHRISTIE

R E S I D E N T I A L



Blaen Cwm cottage, Upper Cwm Nant Gam, Abergavenny, NP7 0RF

A traditional Welsh detached cottage situated in the small hamlet of Upper Cwm Nant Gam near Llanelly Hill. Occupying an elevated position overlooking Clydach Gorge the property offers extended ground floor accommodation and two first floor bedrooms alongside period charm and character, within a large 1/2 acre plot.

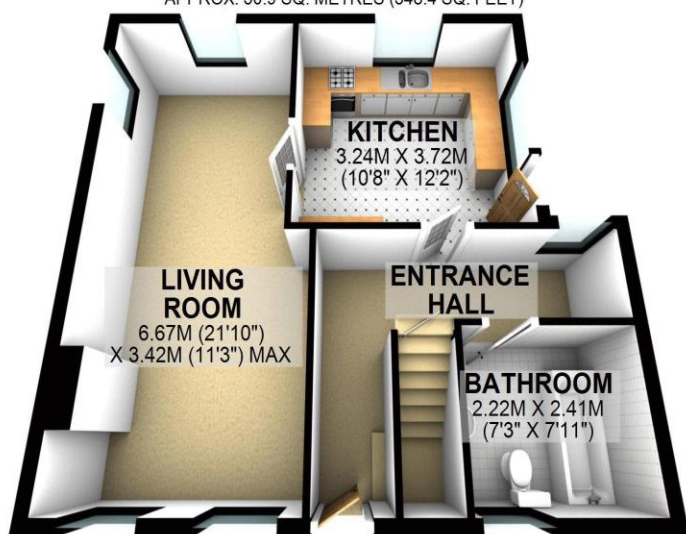
- Detached Stone Cottage
- No Onward Chain
- 0.5 Acre Plot
- 21' Lounge
- Extensive Parking
- Delightful Rural Location

Price	£360,000
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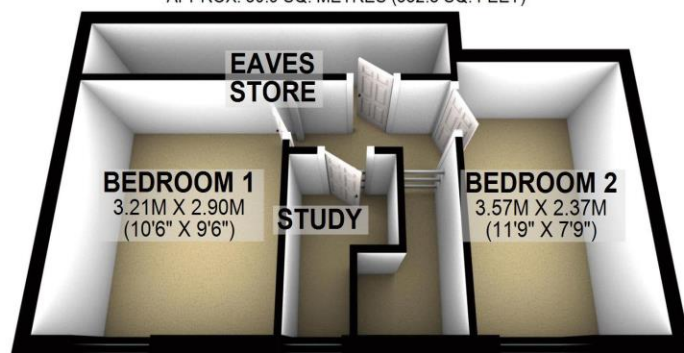
GROUND FLOOR

APPROX. 50.9 SQ. METRES (548.4 SQ. FEET)



FIRST FLOOR

APPROX. 30.9 SQ. METRES (332.8 SQ. FEET)



TOTAL AREA: APPROX. 81.9 SQ. METRES (881.2 SQ. FEET)

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About this property

An excellent example of a detached stone-built period cottage of great character occupying a plot of approximately 0.5 of an acre overlooking the picturesque Clydach Gorge. The property is situated in the small, hillside hamlet of Upper Cwm Nant Gam near Llanelly Hill, popular with walkers and cyclists, some six miles or so to the west of the popular market town of Abergavenny and approximately two miles from the village of Gilwern. The ground floor has been extended with the accommodation comprising an entrance hall, 21' lounge, kitchen/breakfast room, and three piece bathroom. Upstairs there are two double bedrooms and an extra room that would be suitable as a study or nursery, while a sizeable area of eaves storage can be accessed via a door on the landing. The generous plot offers extensive parking for several vehicles, garaging and two containers providing a workshop with light and power and plentiful storage. The remainder of the garden includes two large areas of lawn with gated access to an area of woodland. To the rear of the property is another lawned area of garden with a recently added timber summerhouse. This is a superb opportunity for those purchasers looking for a home within a fabulous rural setting and offered with no onward chain.

About the location

Llanelly Hill is a small village located on the top of the mountain overlooking Clydach Gorge, the Sugarloaf and Black Mountains. It is an area of great natural beauty with extensive woods offering beautiful walks, and is also a perfect spot for cyclists with a UK cycle way close by. Further local amenities are available in the large village of Gilwern two miles away which is well served with a number of small shops, a post office, village hall, library, garage, and several pubs.

Directions

From Abergavenny take the A465 westbound towards Merthyr Tydfil, continue for 4.7 miles then take the turn off signposted towards Llanelly Hill. Turn right at the 'T' junction and continue into Clydach then take the right turn into Quarry Road. At the left hand hairpin junction to Llanelly Hill continue straight over towards Lower Gellifelin and proceed for 0.6 of a mile then take the left hand fork, the property can be found on the right hand side after approximately 0.25 of a mile.

USEFUL information

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

SERVICES: We understand that mains electricity & water are connected to the property. Drainage is via a septic tank, and the heating is provided by a solid fuel fired 'Parkray'. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1000 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.