

CHRISTIE

R E S I D E N T I A L

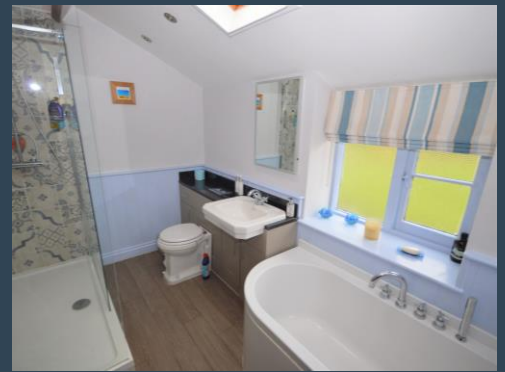


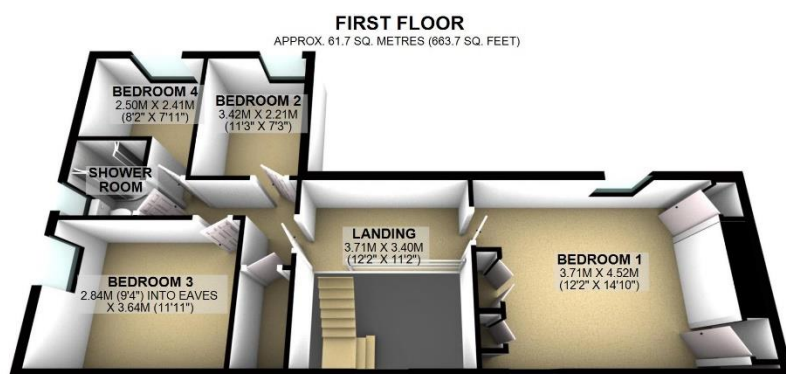
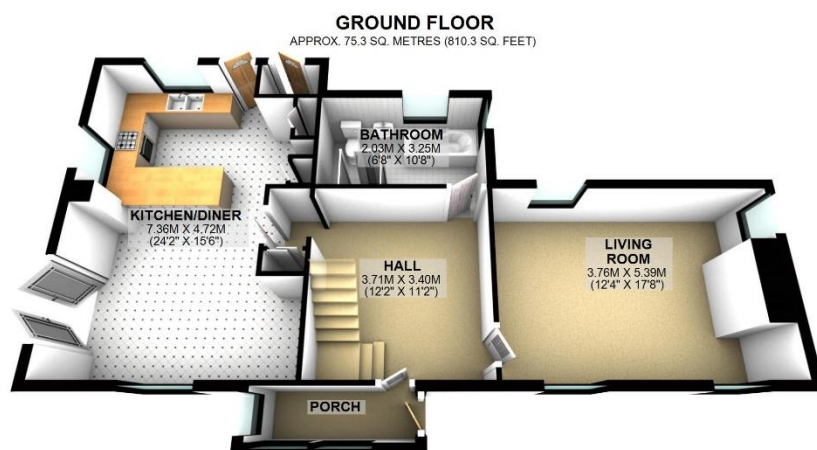
LLANTEEMS COTTAGE, LLANVIHANGEL CRUCORNEY, ABERGAVENNY, NP7 8HW

A four bed detached cottage enjoying a semi-rural location close to the village of Llanvihangel Crucorney, near Abergavenny. Situated in a generous plot of approximately 1/3 acre, the property further benefits from a wealth of period features, a 27' workshop/garage and no onward chain.

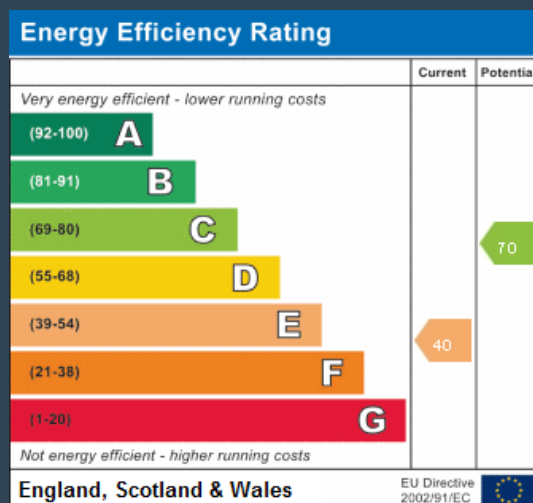
- Detached Period Cottage
- Four Bedrooms
- 17' Lounge
- Modern Kitchen/Family Room
- Four Piece Bathroom & Shower Room
- Extensive Parking

PRICE	£595,000
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TOTAL AREA: APPROX. 136.9 SQ. METRES (1474.1 SQ. FEET)



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ABOUT THIS PROPERTY

Enjoying a semi-rural location on the edge of the historic village of Llanvihangel Crucorney, Llanteems Cottage is a charming four bedroom, period home set in a plot of approximately 1/3 acre. The property offers a blend of period character with modern touches that makes an appealing and charming home. Historically extended, the property affords ground floor accommodation comprising a welcoming entrance hall, off which is 17' lounge with feature fireplace housing a wood burning stove, and a stylish four piece family bathroom. The heart of this home is the superb 24' kitchen/family room with French doors to the garden and fitted with a range of integrated appliances. These included an induction hob, electric and steams ovens, dishwasher, and fridge/freezer. Upstairs there is a galleried landing, a 15' master bedroom with built in storage, three further bedrooms and a modern shower room. The property is set back behind a gated driveway to the front which provides parking for numerous cars which leads to an L-shaped workshop garage which extends to 27' and benefits from electric doors. There is also a further outbuilding that offers potential for a workshop or home working space. The generous rear garden is primarily laid to lawn, interspersed well stocked flower beds and mature shrubs, and a number of discreet seating area from which to enjoy the secluded position and verdant aspect. This is charming and characterful home in delightful rural location that is also within easy reach of the wide-ranging amenities of Abergavenny. Offered with no onward chain.

ABOUT THE LOCATION

The village of Llanvihangel Crucorney is situated approximately 5 miles from Abergavenny in a beautiful setting beneath the Skirrid Mountain. It is a popular with ramblers and hill walkers as Offa's Dyke Path runs through the village whilst the Brecon Beacons are within easy access. The village has a village primary school, local shop and garage. As well as benefiting from a range of pubs, restaurants and hostelrys within easy reach, the Skirrid Inn (the oldest pub in Wales) is situated in the heart of the village. The A465, Heads of the Valleys road travels through the village giving easy access to Merthyr Tydfil, Cardiff, Swansea and West Wales (southbound) and Hereford (northbound). It also connects with the A40/A449 leading to the M4, M50 & M5 motorways. Both Hereford and Abergavenny offer mainline railway stations providing access to the entire rail network.

DIRECTIONS

From Abergavenny take the A465 Heads of the Valleys Road towards Hereford. Continue for approximately 5 miles into the village of Llanvihangel Crucorney then take the right turn signposted Llangattock Lingoed / Grosmont. The property can be found 300 yards along the road on the right hand side.

USEFUL INFORMATION

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

SERVICES: We understand that there is an oil-fired heating system and that mains electricity and water are connected to the property. Drainage is via a septic tank.

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.