

CHRISTIE

R E S I D E N T I A L

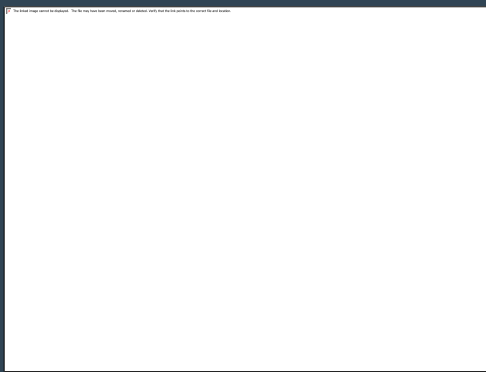


ROSE CHAPEL COTTAGE, LLANVETHERINE, ABERGAVENNY, NP7 8PY

A delightful detached converted chapel sitting in a rural position enjoying spectacular views of the surrounding countryside. Occupying a generous plot with gardens to the rear and side, driveway parking for several vehicles and a garage. Large living room with log burning stove, kitchen and utility room.

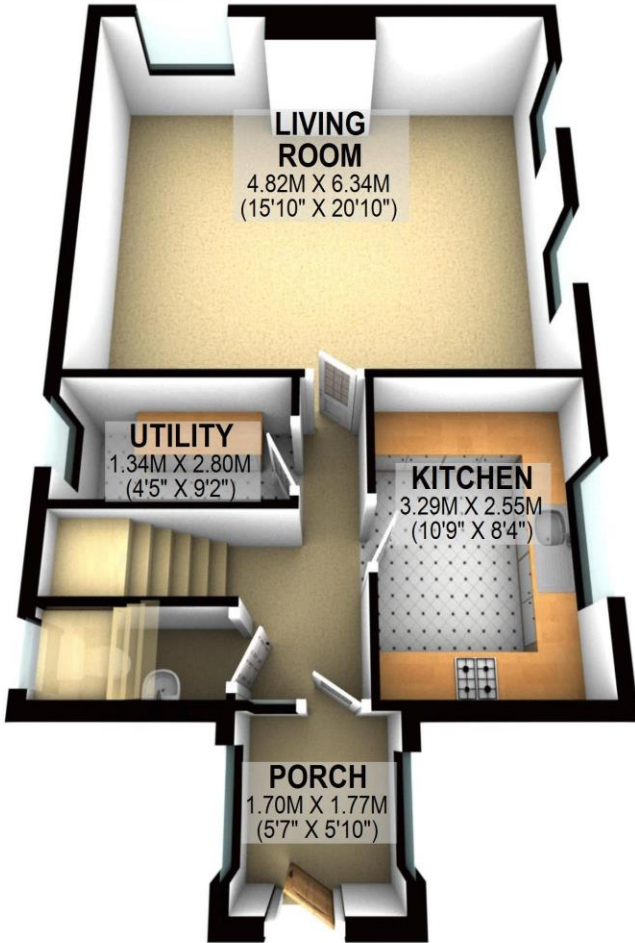
- Detached Converted Chapel
- Three Bedrooms
- Generous Gardens
- Lovely Views
- Large Living Room
- Kitchen & Utility Room

PRICE £380,000



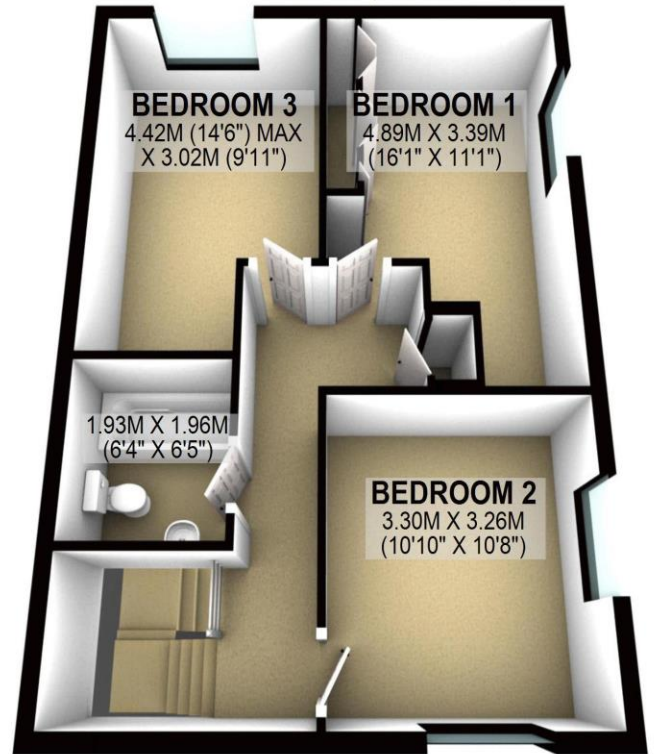
GROUND FLOOR

APPROX. 55.2 SQ. METRES (594.3 SQ. FEET)



FIRST FLOOR

APPROX. 53.1 SQ. METRES (571.5 SQ. FEET)



TOTAL AREA: APPROX. 108.3 SQ. METRES (1165.8 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	26 F	
1-20	G		

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ABOUT THIS PROPERTY

A delightful detached Cottage sitting in a rural position close to the popular village community of Llanvetherine, near Abergavenny. The property enjoys a superlative setting, surrounded by the spectacular Monmouthshire countryside. Situated on a generous plot enjoying wide reaching views in all directions. Formerly a Methodist Chapel built in 1842 that had fallen into ruin, in the 1980's it was converted into a charming three bedroom house. With ground floor accommodation including an entrance porch, kitchen, ground floor WC, utility room, and a generously proportioned living/dining room with a log burning stove. On the first floor are three bedrooms and the family bathroom. Bedroom one previously had an en-suite bathroom, the current owners removed it to create a larger master bedroom but the plumbing remains if future owners wished to reinstate. Externally the property occupies a generous plot with a gated gravel driveway providing parking for several vehicles and a detached garage. The garden is split into two distinct areas, to the left of the driveway is an area of lawn and a range of flower beds as well as a productive vegetable plot. To the side and rear of the cottage garden is laid mainly to lawn, with an area of hardstanding ideal for a table and chairs.

The charming village of Llanvetherine is set within exquisite rolling countryside that is conveniently located 5 miles from the bustling market town of Abergavenny. The town offers provides a wide range of amenities, which include major supermarkets, independent retailers, the regular weekly market and wealth of leisure and cultural options. There are also a number of primary schools, a secondary school and Nevill Hall Hospital. Abergavenny also offers excellent transport links including the railway station allows easy access to anywhere on the rail network

DIRECTIONS

From our office in Cross Street (NP7 5EU) follow Monk Street north for three quarters of a mile before turning right onto Grosvenor Road (B4521). Continue for approximately six miles, past the sign for White Castle, and the property is the next one on the left 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 LPG-fired central heating system and that mains electricity & 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.