

CHRISTIE

R E S I D E N T I A L

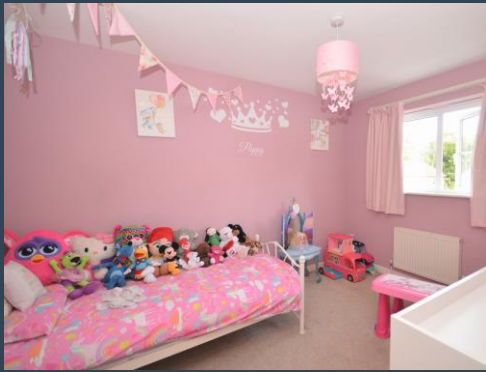


15 LLWYN MELIN, CLYDACH SOUTH, ABERGAVENNY, NP7 0LJ

A three bedroom semi-detached house forming part of a small modern development in the village of Clydach South near Abergavenny. Benefits includes a large lounge, conservatory, and garden with views of Clydach Gorge. Offered with no onward chain.

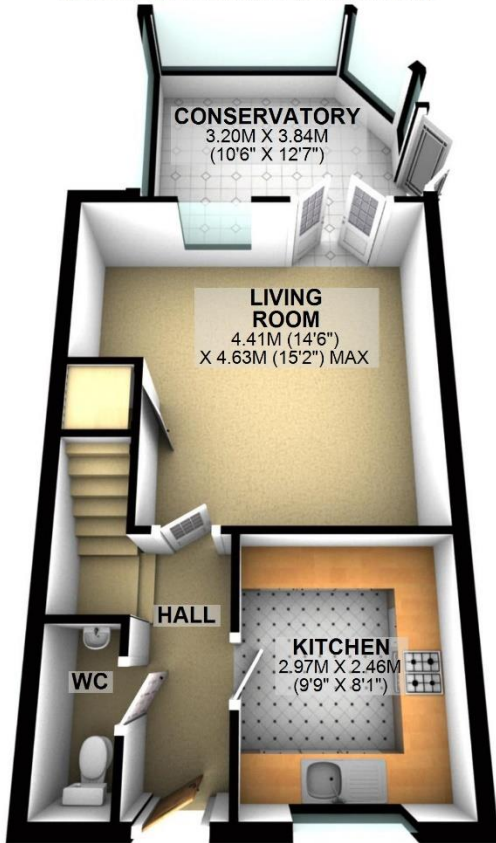
- Semi-Detached House
- Three Bedrooms
- Living Room & Conservatory
- Bathroom & Downstairs WC
- Rear Garden
- Parking For Two Cars

PRICE £215,000



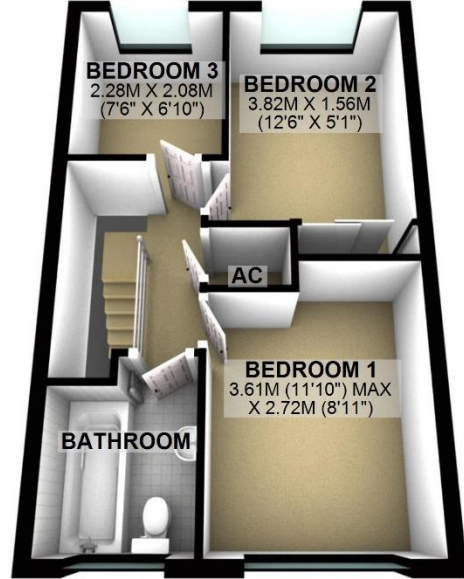
GROUND FLOOR

APPROX. 46.4 SQ. METRES (499.6 SQ. FEET)



FIRST FLOOR

APPROX. 34.5 SQ. METRES (371.5 SQ. FEET)



TOTAL AREA: APPROX. 80.9 SQ. METRES (871.1 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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ABOUT THIS PROPERTY

A modern three bedroom, semi-detached home located on a small development in the village community of Clydach South, 5 miles from Abergavenny. The property includes ground floor accommodation comprising an entrance hall leading to a large 'L' shaped lounge diner with doors to a conservatory, a modern fully fitted kitchen and WC. Upstairs there are two double bedrooms, a single bedroom and a three piece family bathroom. To the front of the property is a driveway providing parking for two cars while the rear garden is largely laid to lawn with decking providing a pleasant area for outdoor dining and enjoying the view back across Clydach Gorge. The property further benefits including an oil-fired heating system, double glazing throughout and location enjoying easy access to the excellent travel links in the area and the wide ranging amenities of nearby Abergavenny. Offered with no onward chain.

ABOUT THE LOCATION

Clydach 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 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, three 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 Heads of the Valleys road westbound, signposted to Merthyr Tydfil. At the Gilwern roundabout take the 2nd exit continuing on the A465. Take the exit signposted Llanelly Hill at the T-junction, turn right. Continue for ½ mile and turn right into Quarry Road. Take the first right into Dan Y Coed and Llwyn Melin can be found a little way along the road 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 oil fired central heating, 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.