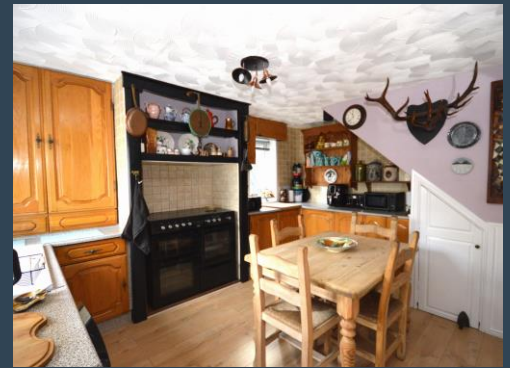


CHRISTIE

R E S I D E N T I A L

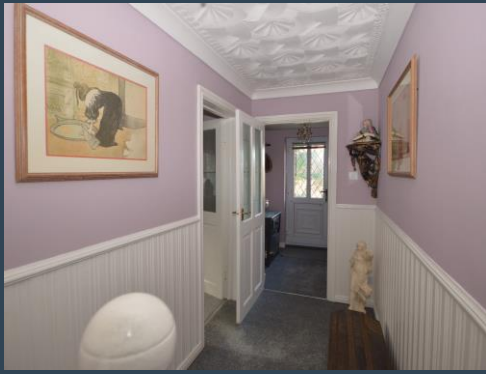


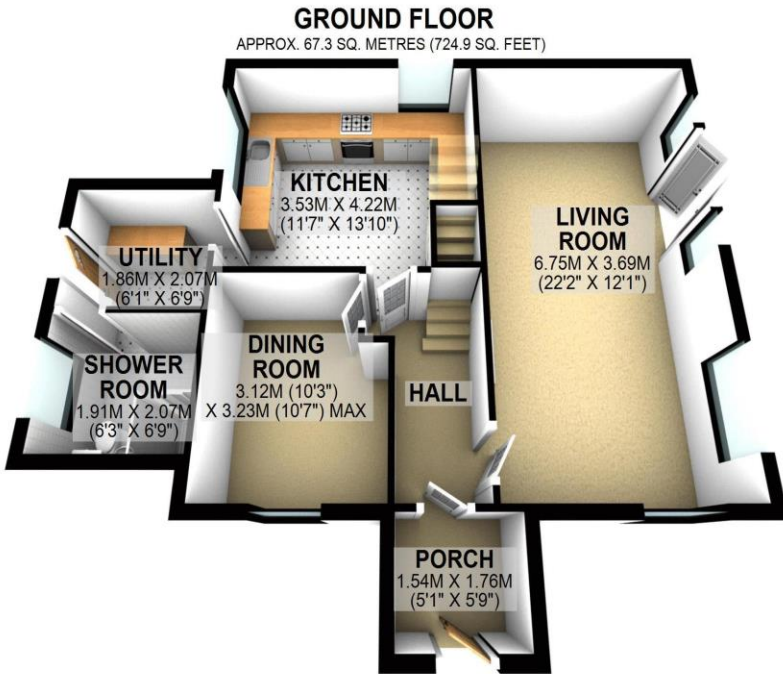
Ty-Felen, Darenfelin, Llanelly Hill, Abergavenny, NP7 0NR

A three bedroom detached house occupying an approximately quarter acre plot with extensive parking and the added bonus of two large outbuildings. The property benefits from generous accommodation throughout, in a popular semi-rural location that enjoys fantastic views over Clydach Gorge.

- Three Bedroom Detached House
- Extensive Parking
- Approximately Quarter Acre Plot
- Living Room With Log Burner
- Two Large Timber Workshops
- Separate Dining Room

Price £450,000





TOTAL AREA: APPROX. 122.4 SQ. METRES (1317.2 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

CHRISTIE

R E S I D E N T I A L

About this property

Situated high above the Clydach Gorge an impressive three bedroom detached home located within the small hamlet of Darenfelin close to the village community of Llanelly Hill. Situated on a generous plot of approximately quarter of an acre with stunning views, this very well presented home affords generous accommodation throughout. The ground floor comprises an entrance hall which leads to an impressive 22' lounge with wood burning stove, and a separate dining room. In addition, there is a fully fitted kitchen/breakfast room, separate utility room and shower room. On the first floor the light and airy landing leads to three double bedrooms and the family bathroom. The property is set back behind a gated driveway providing extensive parking for several vehicles. The garden is largely laid to lawn and slopes up to a level area above the house from which to enjoy the spectacular views back across the Gorge. There is a vegetable garden and wood store to the side of the house. Of particular note the pair of timber outbuildings, measuring 23' x 17' and 13' x 13'. These interlinked workshops offer a range of potential uses, whether as hobby space, extensive storage or as potential working from home space. This is a charming home in a splendid rural location offering a wealth of flexible space both inside and out.

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. Follow this road for 1.1 miles then sharp left and over the cattle grid, Ty-Felen can be found on the right hand side.

USEFUL information

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

SERVICES: We understand that there is an oil fired central heating system, and that mains 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.