

# CHRISTIE

R E S I D E N T I A L



## THE TYLA COTTAGE, GILWERN, ABERGAVENNY, NP7 0HS

Nestled in the Bannau Brycheiniog National Park in an elevated position and affording the most breathtaking panoramic views across the beautiful Vale of Usk is this characterful three bedroom detached stone cottage. The property has been a much loved holiday home for many years, and is now offered for sale with no onward chain.

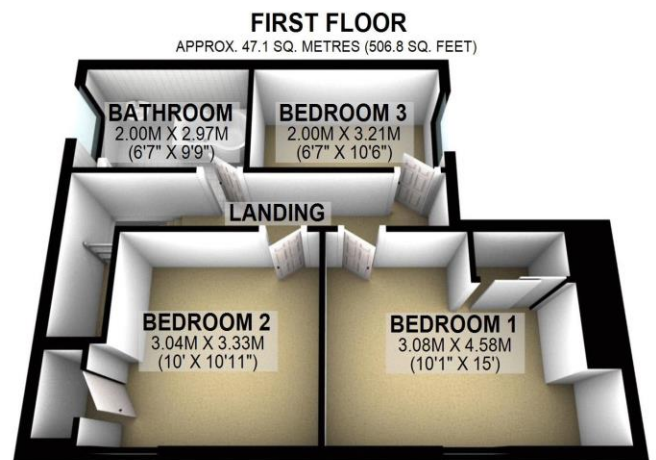
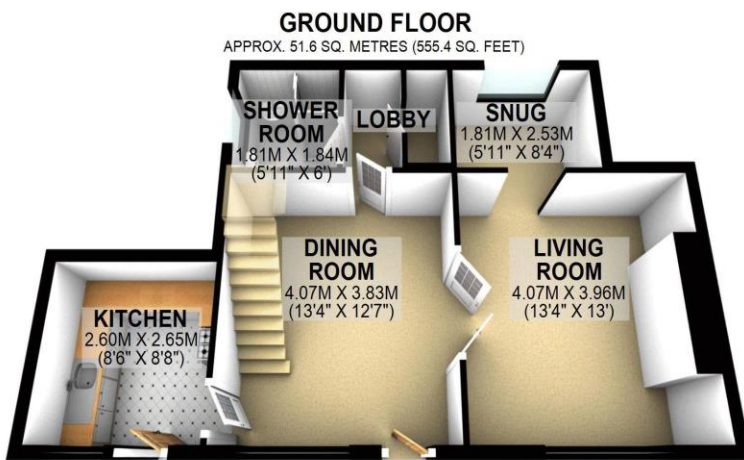
- Detached Stone Cottage
- Three Bedrooms
- Beautiful Hillside Location
- Superb Views
- No Onward Chain
- Living Room With Stone Fireplace

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PRICE                      £425,000

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TOTAL AREA: APPROX. 98.7 SQ. METRES (1062.2 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		99   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41   E	
21-38	F		
1-20	G		

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## ABOUT THIS PROPERTY

Nestled in the Bannau Brycheiniog National Park in an elevated position and affording the most majestic, breathtaking panoramic views across the beautiful Vale of Usk, encompassing stunning Black Mountains scenery and the famous peaks surrounding Abergavenny and Crickhowell, is this characterful three bedroom detached stone cottage. The property has been a much loved holiday home for many years and is now offered for sale with no onward chain. With ground floor accommodation including a kitchen, dining room, utility room, ground floor shower room, snug and a lovely living room with a stone fireplace featuring the original bread oven. On the first floor are three bedrooms and bathroom. The principal reception rooms, kitchen, and bedrooms one and two all have far reaching views to the front. Externally the gardens extend to the front of the cottage and include a paved terrace with space for a table and chairs, a delightful spot for outdoor dining. There is parking for two vehicles and oil fired central heating.

## ABOUT THE LOCATION

Gilwern is a beautiful and tranquil village in South East Wales with views of the Brecon Beacons and The Sugar Loaf mountains with walks or boating on the Monmouthshire and Brecon Canal. Whilst maintaining the benefits of a small village community, Gilwern is well served with amenities boasting a number of small shops, a post office, village hall, library, garage, two pubs and several places of worship. Whilst offering an exceptionally rural aspect, Gilwern still benefits from easy access to the popular and bustling market town of Abergavenny which along with its railway station is 4 miles away. Drivers can easily access the Heads of the Valleys Road within minutes and the M4 corridor is 30 minutes away. Gilwern is further 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](http://www.monmouthshire.gov.uk) or call 01633 644488.

## DIRECTIONS

From our office in Cross Street (NP7 5EU) follow the A40 Monmouth Road east out of the town to the Hardwick roundabout. Take the fourth exit at the roundabout onto the A465 (Heads of the Valleys Road). Follow the road for 3 miles to the roundabout and take the 1st exit, the B4246. After just under half a mile take the first right into Church Lane. Travel under the canal bridge, bearing right past Three Firs, continue past Wenallt Farm (on right). Bear left and then bear left again at the hairpin bend. Go past Black Cat Row (on right). Go over the cattle grid, turn right, and The Tyla Cottage is the next property.

## USEFUL INFORMATION

**COUNCIL TAX:** Band F. 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 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.

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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.