

CHRISTIE

R E S I D E N T I A L



1 Brecon Park Cottages, Llanelly Hill, NP7 0PW

An extended three bedroom end-terrace with outstanding views across the Clydach Gorge. Extensive accommodation including a 22' living room, dining room, master bedroom with en-suite shower room. Lovely gardens with a summer house enjoying an elevated position. Parking and no onward chain.

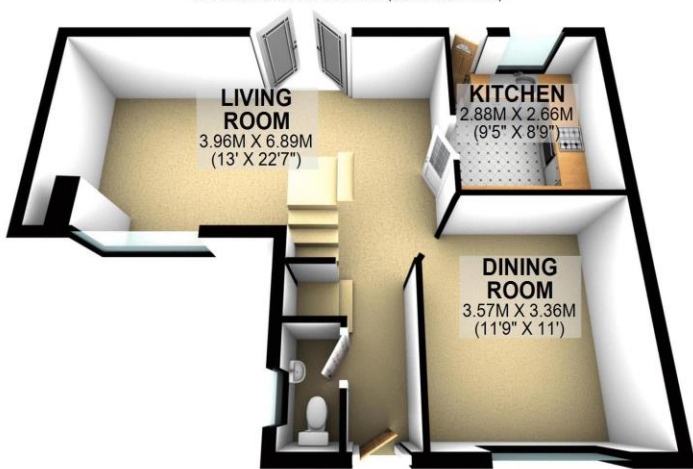
- Extended Three Bedroom House
- Elevated Position With Lovely Views
- No Onward Chain
- 22' Living Room
- Separate Dining Room
- Master Bedroom With En-Suite

Price £265,000



GROUND FLOOR

APPROX. 51.6 SQ. METRES (555.2 SQ. FEET)



FIRST FLOOR

APPROX. 55.6 SQ. METRES (598.8 SQ. FEET)



TOTAL AREA: APPROX. 107.2 SQ. METRES (1154.0 SQ. FEET)

CHRISTIE

R E S I D E N T I A L

About this property

A well presented and extended three bedroom end-terrace house located in the popular, rural village of Llanelly Hill, six miles or so from the vibrant market town of Abergavenny, on the edge of the Brecon Beacons National Park. The property offers generous accommodation throughout with the ground floor comprising a dining room, WC, kitchen and a super 22' living room with a log burning stove and doors to the garden. Upstairs the master bedroom has lovely views and an en-suite shower room, there are a further two bedrooms and a modern family bathroom. The property is set back behind a walled front garden, the fabulous rear garden is ideally positioned to enjoy the mountain views. A timber summer house sits on the elevated part of the garden, ideal to take in the wonderful location. This is a charming home within a popular, rural village community, yet within easy reach of the extensive amenities on nearby Abergavenny and Crickhowell.

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. The village boasts the well regarded Jolly Colliers Inn which has become an increasingly popular destination across the area due to its excellent cuisine and vibrant atmosphere. 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 towards Merthyr Tydfil and continue for approximately 3 miles, crossing over the Gilwern roundabout, then take the left at the second mini roundabout signposted Clydach South. At the T-junction turn right and follow the hill into the village and turn right into Quarry Road. Continue for 1 mile, continue to the end of this road then take the right turn into Miners Row and the house is on the left hand side after a short distance.

USEFUL information

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

SERVICES: We understand that the property has 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.