



Christie Residential

YOUR HOME, HANDLED WITH CARE

Bryn Awelon, Llanvihangel Crucorney,
Abergavenny

£795,000

Tel: 01873 852221

: christieresidential.co.uk

Email: hello@christieresidential.co.uk





About this property

Set within the historic and highly regarded village of Llanvihangel Crucorney, just a short distance from the vibrant market town of Abergavenny, this impressive detached family home offers over 3,000 sq ft of beautifully presented accommodation, which is both generous and flexible.

Dressed in attractive local stone, the property is a modern home that has been lovingly maintained and continually improved by our Vendors, who have been its first and only owners. The result is a home that feels established, considered and exceptionally well cared for, with a number of recent enhancements adding further appeal. At the heart of the ground floor is a superb open-plan kitchen/family room, providing an impressive everyday living space with plenty of room for family life and entertaining. Further reception accommodation includes a separate dining room and generous sitting room with wood burning stove, whilst there is also a dedicated home office. In addition, there is a guest WC, and utility room off which is direct access into the integral double garage. Upstairs, the accommodation is particularly impressive, with five well-proportioned bedrooms arranged around a spacious landing. The principal bedroom benefits from its own recently refitted en-suite shower room, and freestanding bath, while additional bedrooms are also served by en-suite facilities, complemented by a superb recently refitted four-piece family bathroom.

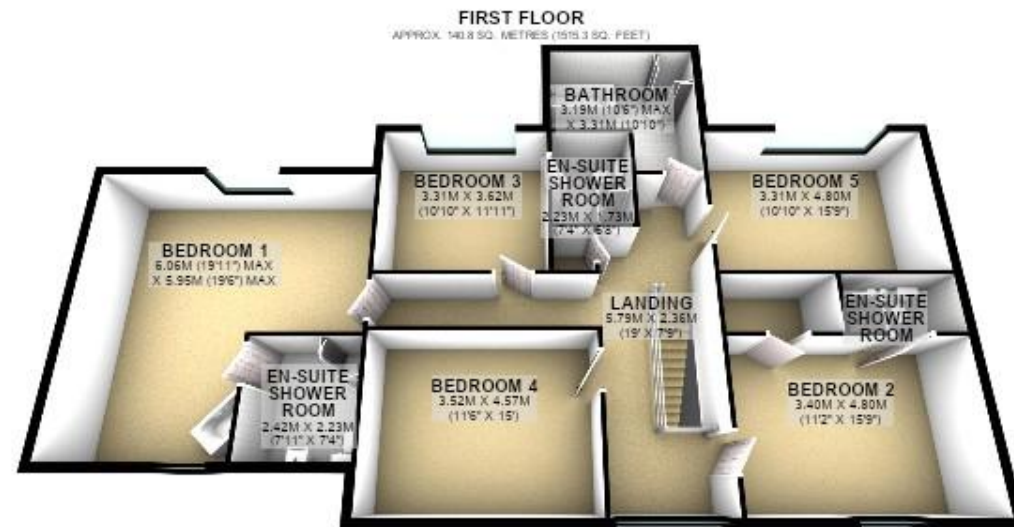
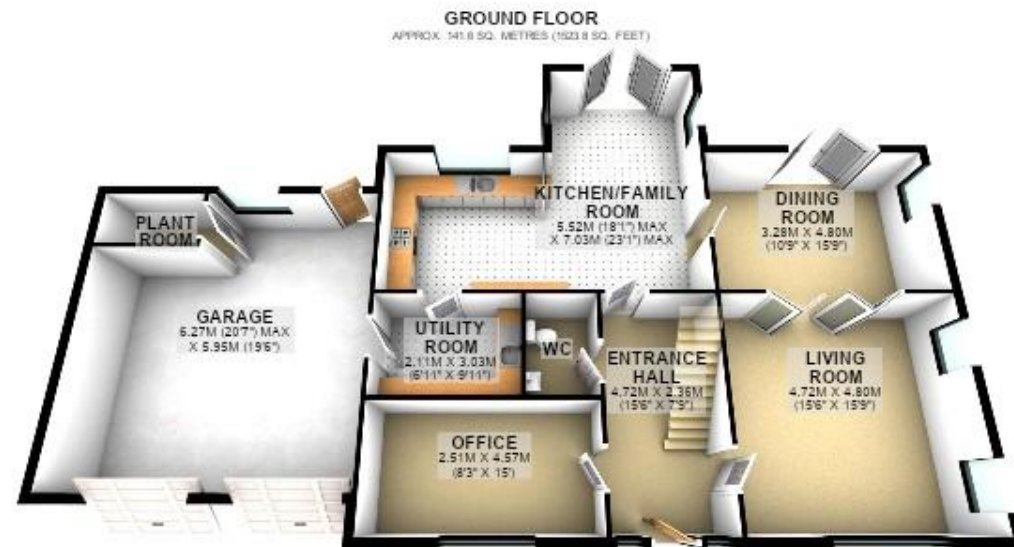
The property is equally well equipped externally. A substantial driveway provides extensive off-road parking, leading to the double garage, and there is also a 7 KWh EV charging point. The private west facing rear garden provides an attractive and secluded setting for outdoor entertaining, play or simply enjoying the peaceful surroundings. It includes a patio to the fore and is otherwise laid to lawn interspersed with trees and shrubs.

A further significant benefit is the updated heating system, now served by an air-source heat pump, providing a modern and efficient approach to heating the home in a rural setting where oil-fired heating systems are more standard. It should be noted that under floor heating runs throughout both floors.

The combination of scale, layout, presentation and location makes this an exceptional family property. With its generous reception spaces, five bedrooms, multiple bathrooms, integral double garage, extensive parking and private garden, this is a substantial modern home that has been thoughtfully enhanced and meticulously cared for from new.







TOTAL AREA: APPROX. 282.3 SQ. METRES (3039.1 SQ. FEET)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Abergavenny take the A465 Heads Of The Valleys Road north towards Hereford. After 5.9 miles take the left signposted Llanvihangel Crucorney. Follow the road and the property can be found a little way along on the left hand side. The What3Words reference is [///lawful.enrolling.kingpin](https://www.what3words.com/#!/enrollingskingpin).

USEFUL information

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

SERVICES: We understand that the property has been fitted with an air source heat pump and that mains electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

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.