Christie Residential

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221
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Main Road, Clydach North, Abergavenny

OIEO £140,000

- Victorian End Of Terrace
- Two Bedrooms
- 19' Lounge/Diner
- Rear Garden With Views























About this property

Located in the village of Clydach North, this characterful two-bedroom end-of-terrace cottage offers an excellent opportunity for buyers looking to put their own stamp on a property. The home benefits from recent improvements to the electrics and a renewed roof, though it would now benefit from cosmetic updating. The accommodation comprises a spacious lounge/diner with stairs rising to the first floor, and a separate kitchen to the rear. Upstairs, there are two bedrooms, a wet room, and landing with door out to the garden. Externally, the property enjoys an elevated position with attractive stone walls and steps leading to the front entrance. A tiered garden to the rear provides a private, low-maintenance space with far-reaching views across across Clydach Gorge. This an ideal opportunity for first-time buyers, or those looking for a rural retreat with easy access to Abergavenny and the Bannau Brycheiniog National Park. Offered with no onward chain.

About the location

Clydach North 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 in Clydach South 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, four 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 westbound towards Merthyr Tydfil. Continue for 4.9 miles take the exit signposted Clydach South. At the T junction turn left and follow the road to a further T junction again turning left. Follow the road up the hill for approximately half a mile into the village and the property can be found on the right hand side just after the sharp right turn into Rhonas Road. The What3Words reference is ///hinted.buzzing.objective.

USEFUL information

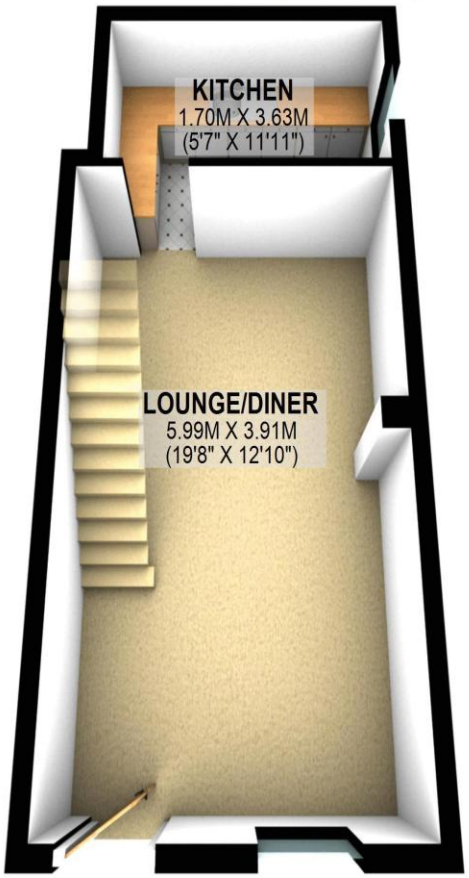
COUNCIL TAX:	Band C. The local authority is Monmouthshire County Borough Council – 01633 644644
SERVICES:	We understand that there is an oil-fired heating system ad that mains electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an 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.

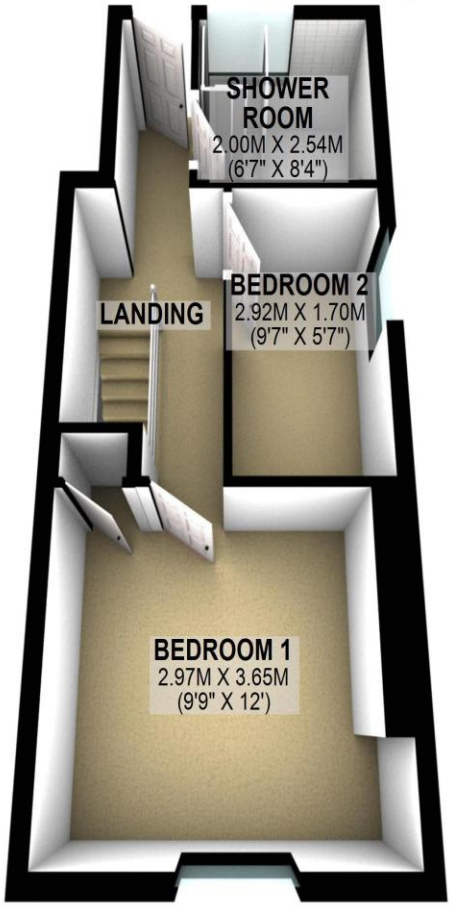
GROUND FLOOR

APPROX. 30.0 SQ. METRES (322.7 SQ. FEET)

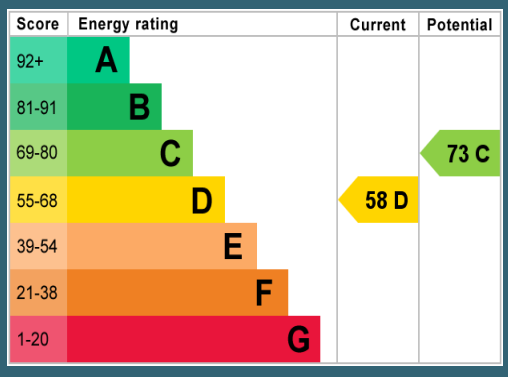


FIRST FLOOR

APPROX. 29.5 SQ. METRES (318.0 SQ. FEET)



TOTAL AREA: APPROX. 59.5 SQ. METRES (640.7 SQ. FEET)



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