



Llanvihangel Crucorney
Abergavenny NP7 7LB

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£485,000

Penyclawdd Lane

Llanvihangel Crucorney, Abergavenny NP7 7LB

Two double bedroomed detached bungalow occupying a superb semi-rural setting on the periphery of the Medieval village of Llanvihangel Crucorney
Solar panels & modern electric heating system | Triple aspect living room with fireplace and a dual aspect dining room both opening into the garden
Shaker style dual aspect kitchen | Two bath / shower rooms, one of which is en-suite
Delightful south westerly gardens adjoining a field afford fine hillside views over the surrounding scenic landscape | Timber summerhouse
Driveway parking and integral garage with bonus loft space | Good road connectivity to Abergavenny and Hereford

This two bedroomed detached bungalow occupies a superb semi-rural position in a private lane leading to a farm on the periphery of the Medieval village of Llanvihangel Crucorney which lies about four miles from the market town of Abergavenny. Sitting in the shelter of the Bryn Arw mountain within the Bannau Brycheiniog National Park, the bungalow is nestled within delightful south westerly gardens adjoining a field and enjoys fine views over the surrounding farmland towards some of the famous mountain peaks in the area, including the Skirrid Fawr in the far distance.

Entered via a generously proportioned hallway which links the reception and bedroom accommodation, the bungalow's living areas benefit from multi-aspect rooms which serves to make this a very light and airy home. A spacious triple aspect living room is fitted with a wood stove and has doors opening onto a patio in the garden. The dual aspect dining room also has doors leading into the garden which surround this country property. The dual aspect shaker style kitchen has an inbuilt eye-level oven and hob and space for a small table and chairs making casual dining and snacking simple. The two bedrooms are both double rooms and are fitted with wardrobes. The principal bedroom has an en-suite shower room, whilst there is a further bathroom in the hallway.

Outside, the gardens are predominantly south westerly and encircle the bungalow. The lawned gardens warp around two sides and are stocked with

a plethora of pretty flowers and herbaceous shrubbery. Behind the bungalow and enjoying a great spot with a view across the adjoining field is a timber framed summerhouse. A driveway provides off road parking for two vehicles and leads to an integral garage which has a converted upper floor providing a useful extra amount of storage or hobbies / home-working space. The bungalow is fuelled by electric heating via radiators and has been equipped with solar panels.

SITUATION | The village of Llanvihangel Crucorney is about a mile away and is situated on a level and fertile plain at the foothills of the Black Mountains and is conveniently situated adjacent to the A465 major route, with excellent road links to the M4 and, M50/M5. The nearest rail station is only 5 minutes away by car with easy and hourly connections to Newport, Cardiff, London and beyond. Facilities in the village include the historically renowned Skirrid Inn, being the oldest and reputedly the most haunted inn in Wales, a church, and a grocery shop and garage. There are also several award-winning restaurants in the area.

The extensive and splendid mountain ranges and Offa's Dyke which are all situated close by serve to attract thousands of tourists, walkers and cyclists to the village and surrounding areas. The market town of Abergavenny is 5 miles away, Hay-on-Wye, 12 miles and Hereford City 18 miles. There are two superb golf courses within 5 miles and the Celtic Manor Resort (2010 Ryder Cup venue) is just a 30 minute drive away.

Abergavenny is famously known as being the Gateway to Wales. Enjoying a landscape rich in beauty and history, the town boasts a comprehensive range of shopping and leisure facilities, including a wide selection of boutique style shops, grocery and newsagent stores, supermarkets, including a large Waitrose with Home section and many well-known high street shops. Abergavenny also hosts a farmers' market several times a week as well as having its own cinema, theatre and leisure centre, plus several restaurants for evening entertainment. The area is well served by schools for all ages in both the private and state sector with popular fee-paying choices being Monmouth Haberdashers, Hereford Cathedral and slightly further afield, Rougemont.

ACCOMMODATION

Entrance Hallway
Triple aspect living room
Dual aspect dining room
Dual aspect kitchen
Bedroom one with ensuite shower room
Bedroom two
Bathroom

OUTSIDE

GARDENS | The property is approached via a gated driveway providing off road parking for two medium sized vehicles. There is access to both sides of the bungalow from the driveway.

A clematis clad archway opens from the drive into the garden which enjoys hillside views of the Bryn Arw mountain. The garden is enclosed by a mixture of mature hedging and is predominately lawned and wraps around two sides of the property. The lawn has shaped flowerbeds hosting a mixture of attractive planting including hydrangea, camelia, rhododendron and roses and features a small pond with water feature in the corner of the lawn. There are plenty of places to sit in the garden to enjoy the scenic landscape in addition to a paved patio which has doors opening onto it from both the living room and the dining room. To the rear of the bungalow, a picket fence borders an adjoining field with a pathway around the perimeter of the property leading to:

TIMBER FRAMED GARDEN SUMMERHOUSE | With windows to two sides and two glazed doors. The summerhouse has wood style flooring and is equipped with power.



The drive provides access to an INTEGRAL GARAGE with an electric roller shutter door, window to side, plumbing for washing machine, hot water cylinder and solar panel control unit. A door opens to a stairwell leading to a carpeted **loft room**. This bonus space has a double glazed velux roof window, eaves storage, power supply and a light, carpeted floor.

GARDENS



GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Services | Mains electric and water and shared private drainage are connected to the property. Solar panels and electric heating via modern radiators.

Council Tax | Band F (Monmouthshire CC)

EPC Rating | Band E

Flood Risk | Very low flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number WA348851. There are restrictive covenants associated with the property, for further details, speak to the Agent.

Lane Access | The lane is owned by Penyclawdd Farm and the bungalow has a right of access over it.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property.

Broadband | According to Openreach, a full fibre broadband connection is available in the area.

Mobile network | According to Ofcom, Three, EE, & Vodafone provide indoor coverage. O2 has limited cover.

Viewing Strictly by appointment with the Agents

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VIEW





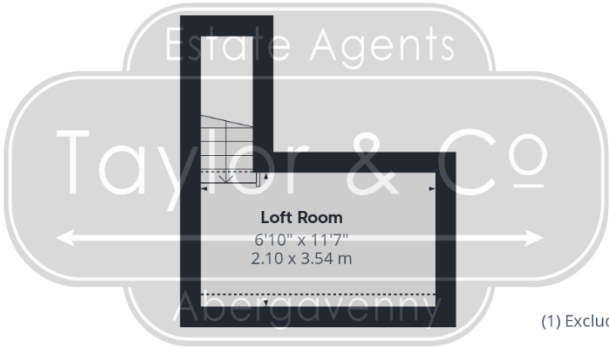
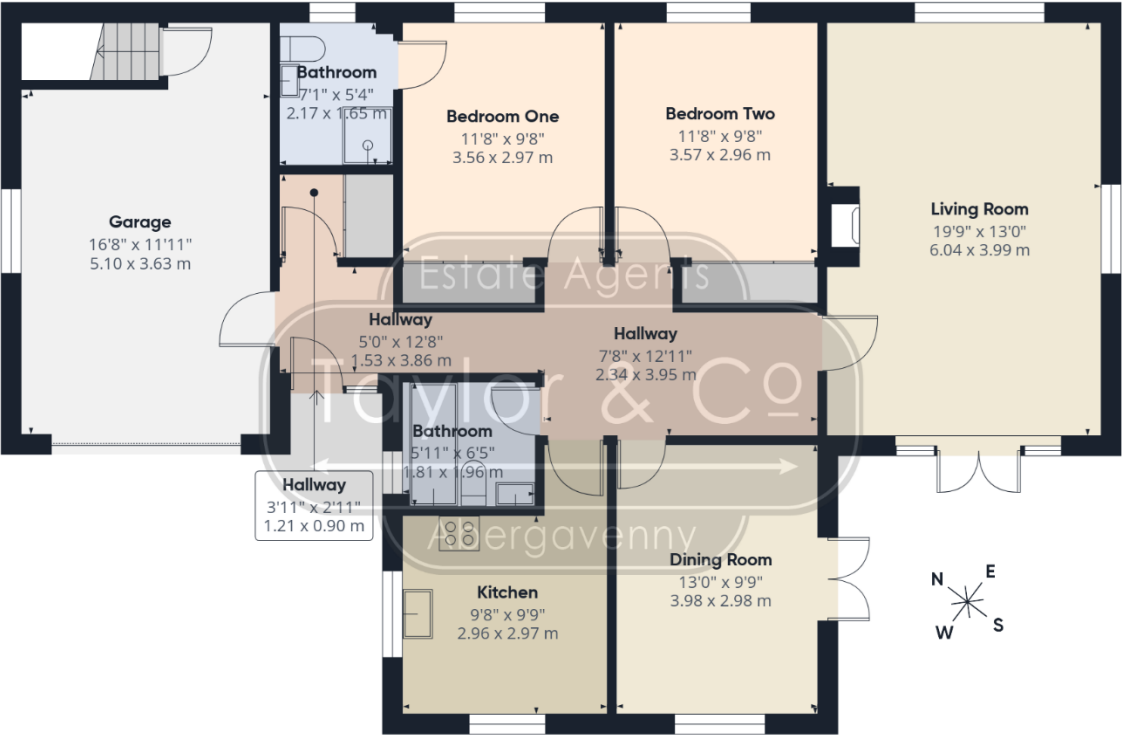


Floorplan

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(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
1290 ft²
119.7 m²

Reduced headroom
9 ft²
0.8 m²

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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