



TY LLWYDD

LLANTHONY | ABERGAVENNY | MONMOUTHSHIRE | NP7 7NN

Ty Llwydd

A pretty stone cottage nestled in stunning countryside which is close to the Black Mountains. Located on the fringe of the village of Llanthony is this attractive family home offering much charm and character. Perfectly suited as either a primary residence or as a second home/holiday let opportunity. Breath taking views can be enjoyed from many aspects of the house and garden.

- The property and garden enjoy stunning hillside views
- Three double bedrooms with wonderful outlook
- Light and spacious triple aspect sitting room with French doors opening onto a delightful garden
- Located in an historic area within walking distance to Llanthony Priory
- Ground floor shower room and upstairs bathroom
- No onward chain

STEP INSIDE

Enter through an enclosed porch into the large light and spacious triple aspect sitting room with French doors opening out onto the garden and a wood burning stove set within a stone fireplace. An inner hall has a separate door giving access to the side of the property and doors off to the downstairs shower room and dual aspect kitchen/dining room with rustic painted units and quarry tiled floor. To the first floor are three double bedrooms all with wonderful views, a family bathroom and separate WC.





STEP OUTSIDE

The enclosed garden, with stunning views over the surrounding hills, can be accessed from the sitting room and is mainly laid to lawn and bordered by mature hedging and trees, with a patio area located directly next to the house. Driveway parking is set behind a wooden gate for several vehicles.

DIRECTIONS

From Abergavenny take the A465 towards Hereford. After approximately 5 miles take the left hand turning signposted Llanvihangel Crucorney. Continue for a short distance and turn left after the Skirrid Inn towards Llanthony. Keep on this road for approximately 14 miles following the signs for Llanthony. Continue into the village. Upon entering the village there is a large triangle green area on your left hand side and the gate to the property can be found on the other side of this area.

CONSUMER PROTECTION REGULATIONS

Estate Agents are obliged, under the Consumer Protection Regulations, to provide any prospective buyers with any material information relating to properties that are being marketed. Parrys are committed to providing as much information as possible to enable buyers to make an informed decision with regard to both viewing and offering on a property.

FIXTURES AND FITTINGS

Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

LOCATION

Llanthony Priory is a partly ruined former Augustinian priory in the secluded Vale of Ewyas, a valley within the Black Mountains area of the Brecon Beacons (Bannau Brycheiniog) National Park. The Llanthony valley is popular with walkers, horse riders and cyclists. The village of Llanthony has a public house, The Half Moon, and a bar and restaurant at The Priory. The famous Offas Dyke path is accessible nearby and is a very popular area for hill walkers all year round. Hay-on-Wye is approximately 8 miles away and is renowned for its selection of book shops and holds an annual Book Festival, that attracts many celebrities and visitors to the area. The historic market town of Abergavenny is approximately 10 miles away, and has excellent amenities, including hospital, primary and secondary schools, vibrant shopping centre and has links to the A449/A40 and A465. These A Roads lead to the motorway networks of M4/M5 and M50. The pretty market town of Crickhowell is approximately 15 miles away. The cities of Bristol and Cardiff are approximately 50 miles and 40 miles respectively from Abergavenny. The railway station in Abergavenny connects to the larger stations of Newport, Bristol, Cardiff and Hereford.

ASKING PRICE

£550,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

F

SERVICES

We understand that there is mains electricity and water connected to the property. LPG gas heating and a sewage treatment plant for drainage.

Broadband: Standard broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach

Mobile: Please make your own enquiries via Ofcom.

LOCAL AUTHORITY

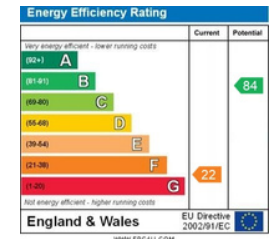
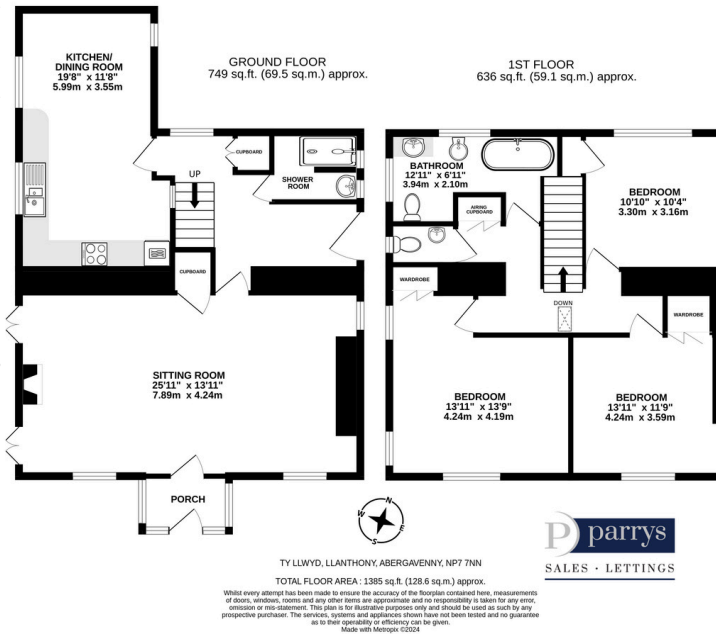
Monmouthshire County Council.

COUNCIL TAX

Band - G. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

TITLE

The house is registered under Title Number WA840500 – a copy of which is available from Parrys.





Seller Insight

“Ty Llwyd is a peaceful and restorative haven. We have spent days exploring the mountains, and the countryside; we have spent summer evenings under the brilliant stars and winter nights curled up next to the log burner; we have fallen asleep to the sound of the river and woken to birdsong. The Llanthony Valley is a beautiful, special place, and Ty Llwyd a much loved home.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



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21 Nevill Street, Abergavenny NP7 5AA | Tel: 01873 858990 | abergavenny@parrys.com

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