



Bryn Y Gwenin  
Abergavenny NP7 8AB

Estate Agents

Taylor & Co

Abergavenny

Asking Price  
£580,000

# Bryn Y Gwenin

Abergavenny, Monmouthshire NP7 8AB

Detached four bedroomed family home situated in a hugely popular rural setting just 4 miles from the centre of Abergavenny

Two dual aspect reception rooms | Triple aspect sunroom | Dual aspect kitchen / diner | Utility room

Four bedrooms | Two bath / shower rooms (includes an en-suite to the guest bedroom | Ground floor cloakroom

Integral garage & driveway with EV charging point

Gardens with long distance countryside views to the Skirid Fawr and across rolling Monmouthshire countryside

**This four bedroomed detached family home enjoys an enviable setting in a highly favoured semi-rural hamlet just 4 miles from the ancient market town of Abergavenny.**

**Nestled beside the Skirid Fawr, this super home has extensive, far-reaching countryside views across its gardens towards the slopes of the Skirid and wider Black Mountains at the front and, at the rear, uninterrupted over gently undulating Monmouthshire countryside towards the hills above the Wye Valley.**

**The property has a spacious, contemporary interior with wooden flooring and a modern kitchen just perfect for entertaining. This home will suit buyers looking for space, views and a rural idyll with great connections - with room for a growing family, multi-generational living, visiting guests or working from home, walks from the door, easy access to schools and to the desirable market town of Abergavenny and great road and rail links.**

**Of a generous size and with an adaptable configuration, this stylish family residence has two dual aspect reception rooms, a triple aspect sunroom, a spacious dual aspect kitchen/diner, separate utility room, and a cloakroom on the ground floor. For bedroom accommodation, there are four bedrooms accessed via two separate staircases. From the hallway, the main staircase leads to the principal bedrooms in the house and a family bathroom; whilst from the sitting room, a private staircase opens into a separate double bedroom with an ensuite shower room, ideal as a self-contained space for visiting guests, or multi-generational living, or as a main suite.**

**Outside the gardens are a true delight – ample and manageable, with a range of lawns and planting areas and offering several seating spots from which to admire the**

**stunning scenery and abundant wildlife which surround this family home. For car owners, there is off road parking and an attached garage, plus an electric car charging point.**

**SITUATION** | Bryn-y-Gwenin is a highly favoured rural hamlet sitting in the lee of the Skirid Fawr with direct access to the Beacons Way and a short distance to the renowned, Michelin-starred Walnut Tree restaurant. Some 4 miles away, the historic market town of Abergavenny offers comprehensive leisure and shopping amenities including individual boutique style shops, bistros and restaurants, independent grocery and newsagent stores, supermarkets, and a plethora of well-known high street shops. Abergavenny hosts a market several times a week in its iconic Market Hall which attracts people from far and wide to its Farmers' market. The town boasts its own cinema, theatre, and leisure centre as well as being a sought after destination as a foodie haven, attracting famous chefs from across the world to its annual Food Festival; there are numerous eateries and gastro pubs in the town and the neighbouring villages providing evening entertainment and culinary delights.

The town is particularly well served by popular schools for all ages at both primary and secondary level. Schools in the private sector are also accessible and can be found in Monmouth, Hereford, Brecon, and Newport.

The area is an ideal base for professional and amateur leisure pursuits. There are many sports clubs and activities including rugby, football, tennis, bowls, and swimming and of course, cycling at both amateur and professional level, all close-by. For those seeking long walks, there are pathways leading to the River Usk and the Monmouthshire & Brecon Canal from the town centre as well as to the summits of the seven mountains which surround this historic

market town, ready to explore and located just a short distance away. Abergavenny railway station has direct trains to Cardiff, Shrewsbury and Manchester and connections at Newport for Bristol and London - whilst road links via dual-carriageway and "A" routes give easy access to Cardiff, Newport and the M4 in the South, Hereford and the Borders to the North, Bristol and the Midlands to the East and the Valleys and West Wales to the West.

## ACCOMMODATION

**ENTRANCE PORCH** | A triple aspect porch with double glazed windows with leaded lights to the front and side aspects, double glazed door with matching window to the side, tiled floor. A double glazed door opens into:

**ENTRANCE HALLWAY** | Coved ceiling, wood flooring, staircase to the first floor, understairs storage cupboard, radiator.

**CLOAKROOM** | Lavatory, wash hand basin, ladder towel radiator, frosted double glazed window with leaded lights, inset spotlights, wood style porcelain tiled floor.

**LIVING ROOM** | Double glazed window with leaded lights offering a view over the garden to the front, cornice ceiling, wall light points, wood flooring. A set of double glazed French doors with windows to either side opens into:

**TRIPLE ASPECT SUNROOM** | This light filled sunroom is a great addition to this family home, enjoying uninterrupted long distance views across the Monmouthshire countryside through its double glazed windows and French doors with windows to each side which open into the garden, coved ceiling, wood flooring, radiator.

**From the living room a glazed panelled door opens into:**

**DUAL ASPECT SITTING ROOM** | Double glazed window with leaded lights to the front aspect plus a set of double glazed patio doors with leaded lights opens into the garden, free-standing wood stove on a slate hearth, coved ceiling, two radiators.

**From the hallway, a door opens into:**

**DUAL ASPECT KITCHEN / DINER** | The centre piece of this family home, this spacious room features a large triple glazed window to the front aspect with views towards the Skirrid Fawr, in addition to double glazed French doors which open onto the patio and rear garden and offer long distance views over the Monmouthshire countryside. The kitchen is fitted with a range of shaker style units in a cream colour washed finish with wooden door furniture incorporating glazed units and curved storage cabinets, granite worktops with matching upstands, space for a range style cooker currently housing a Rangemaster Professional+, space for a dishwasher, inset double bowl stainless steel sink unit, inbuilt eye level microwave, inset ceiling spotlights, two radiators. Doors to the hallway and to:

**UTILITY ROOM** | Fitted with kitchen cabinets with a granite worktop over, inset butler style ceramic sink, space for washing machine, floor standing Worcester boiler, wall mounted new electricity consumer unit, frosted double glazed window with leaded lights, double glazed door to the garden, space for full height American style fridge freezer, ladder towel radiator, tiled floor, Door to the integral garage.

**From the hallway, a staircase leads to:**

#### **FIRST FLOOR**

**LANDING** | Loft hatch, linen cupboard with radiator, separate airing cupboard housing a hot water cylinder.

**BEDROOM ONE** | Double glazed window with leaded lights to the front aspect enjoying views towards the Skirrid Fawr, inbuilt wardrobes, coved ceiling, radiator.

**BEDROOM TWO** | Double glazed window with leaded lights to the front aspect enjoying views towards the Skirrid Fawr, inbuilt cupboard with radiator, coved ceiling, radiator.

**BEDROOM THREE** | Double glazed window with leaded lights to the rear aspect enjoying long distance views over the Monmouthshire countryside.

**FAMILY BATHROOM** | Corner bath with electric shower over, lavatory, wash hand basin, tiled floor, frosted double glazed window with leaded lights, ladder towel radiator, inset ceiling spotlights, tiled floor.

**From the sitting room, a separate staircase leads to:**

#### **FIRST FLOOR GUEST SUITE**

**DOUBLE BEDROOM** | Double glazed window to the rear aspect with leaded lights affording a superb view over the countryside beyond, coved ceiling, radiator, walk-in wardrobe, door to:

**EN-SUITE SHOWER ROOM** | Fitted with a white suite to include a large shower cubicle with thermostatic shower mixer, wash hand basin, lavatory, frosted double glazed window with leaded lights, inset ceiling spotlights, extractor fan, ladder towel radiator, tiled floor.

#### **OUTSIDE**

**FRONT** | The property is set back from the road and is approached via a vehicular entrance gate with pedestrian access to the side which opens onto a driveway providing off road parking for 2 – 3 medium size vehicles. A lawned garden with flower beds provides a pretty backdrop from which to enjoy the view towards the Skirrid Fawr. The driveway and utility room both give access to:

**INTEGRAL GARAGE** | Vehicular door, window to side, lighting. An electric car charging point is fitted to the exterior.

There is access to either side of the property to the rear.

**To the side of the house is a GARDENER'S WC** | Lavatory, wash hand basin, lighting, electric hand dryer, tiled floor.

**REAR GARDEN WITH SOUTH EAST ASPECT** | The garden is a wonderful feature of this family home and enjoys a south easterly aspect with shaped borders, a range of planters and climbers, and long distance views across the rolling Monmouthshire countryside. A paved patio adjoins the

back of the property and is a delightful spot for outdoor entertaining and from which to admire the splendid countryside vista. From the patio a few steps lead onto a lawned garden with a smaller patio area and a box hedge enclosed vegetable garden.



#### **GENERAL**

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

**Services** | Mains electric, water and drainage are connected, oil fired central heating.

**Council Tax** | Band G (Monmouthshire County Council)

**EPC Rating** | Band D

**Flood Risk** | No flood risk from rivers or surface water according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Number WA354093. There are restrictive covenants associated with the property.

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

**Broadband** | According to Openreach, fibre is connected to the cabinet in the area, plus a copper wire connection is available.

**Mobile network** | Limited indoor coverage according to Ofcom.

**Viewing Strictly by appointment with the Agents**  
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**Reference** AB443



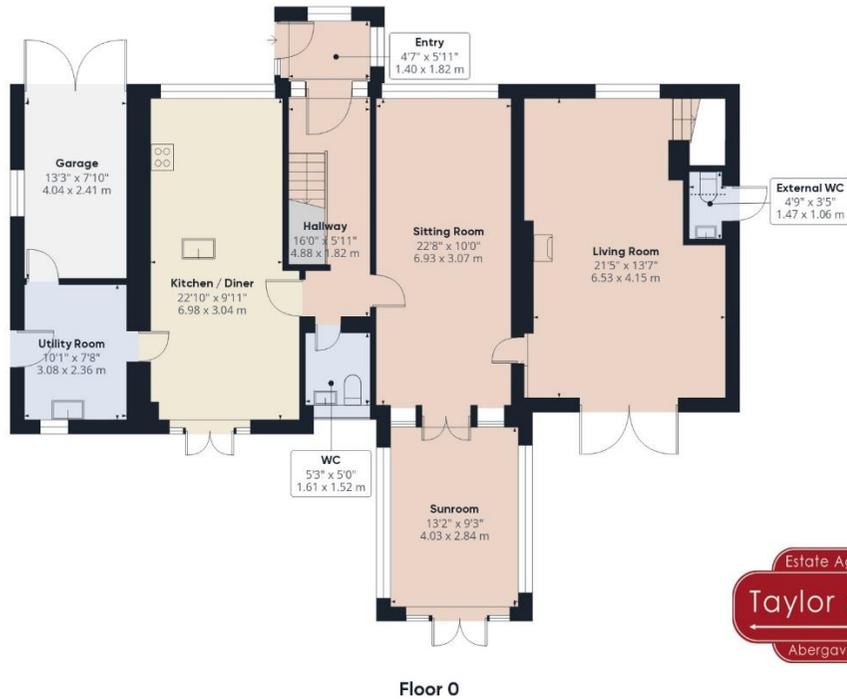






# Floorplan

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**Approximate total area<sup>(1)</sup>**  
 1924.38 ft<sup>2</sup>  
 178.78 m<sup>2</sup>

**Reduced headroom**  
 63.96 ft<sup>2</sup>  
 5.93 m<sup>2</sup>

(1) Excluding balconies and terraces

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

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.