



TREWYN LODGE

Pandy ♦ Abergavenny



TREWYN LODGE

Abergavenny ♦ Monmouthshire ♦ NP7 7PF

This delightful three bedroom, detached stone cottage is situated in the popular village of Pandy and conveniently located for the local amenities to include schools, shops and the village pub. Trewyn Lodge is located in an area of outstanding natural beauty within the Brecon Beacons National Park. Excellent hiking paths radiate out from this location into the Black

- ♦ Charming 17th Century 3 bedroom stone cottage
- ♦ Fitted kitchen with granite worktops
- ♦ Wooden flooring throughout downstairs
- ♦ Kitchen breakfast room and separate dining room
- ♦ Recently updated Downstairs cloakroom
- ♦ White bathroom suite
- ♦ Sweeping views across open countryside
- ♦ Large garden with views c. 1/3 acre

Abergavenny 6 miles, Usk 16 miles, Monmouth 22 miles
Hereford 17 miles, Cardiff 38 miles,
(All distances are approximate)

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LOCATION

The cottage is situated on the outskirts of Pandy is a popular village, situated on the A465 and on the edge of the Brecon Beacons National Park, an area of outstanding natural beauty. It is surrounded by wonderful countryside, has several pubs, a primary school and petrol station/garage, which are all within walking distance of Trewyn Lodge. Pandy is just under six miles from the busy historic market town of Abergavenny, which has a wide range of shops and amenities including cinema, leisure centre, library and golf courses. It also has several good primary schools, a secondary school and mainline railway station. Pandy is also only 17 miles from the city of Hereford.

DESCRIPTION OF PROPERTY

Charming 17th Century stone cottage which has been renovated and well maintained. Key features include:

- ◆ Cozy sitting room with feature stone fireplace with wood burner
- ◆ Wooden flooring throughout downstairs
- ◆ Fitted kitchen with granite worktops, Neff oven, ceramic hob, microwave plus solid-fuel Rayburn
- ◆ Dining/garden room
- ◆ Guest WC.
- ◆ Three bedrooms
- ◆ Family bathroom with white shower and bathroom suite.

OUTSIDE

Beautiful private gardens, landscaped throughout with fabulous views. Variety of mature trees including an ancient Oak tree. Vegetable garden and soft fruit bushes. Ornamental pond. Gated entrance onto a Gravelled parking area. Three good size storage sheds. Easy access to Offa's Dyke footpath. Walking and riding in the Brecon Beacons National Park.

SERVICES Private water, private drainage and mains electric. LPG gas central heating and hot water. Superfast fibre broadband available advertised by BT as on average 50MB

FIXTURES AND FITTINGS Only those items mentioned in these sale particulars are included in the sale. Others may be made available by separate negotiation.

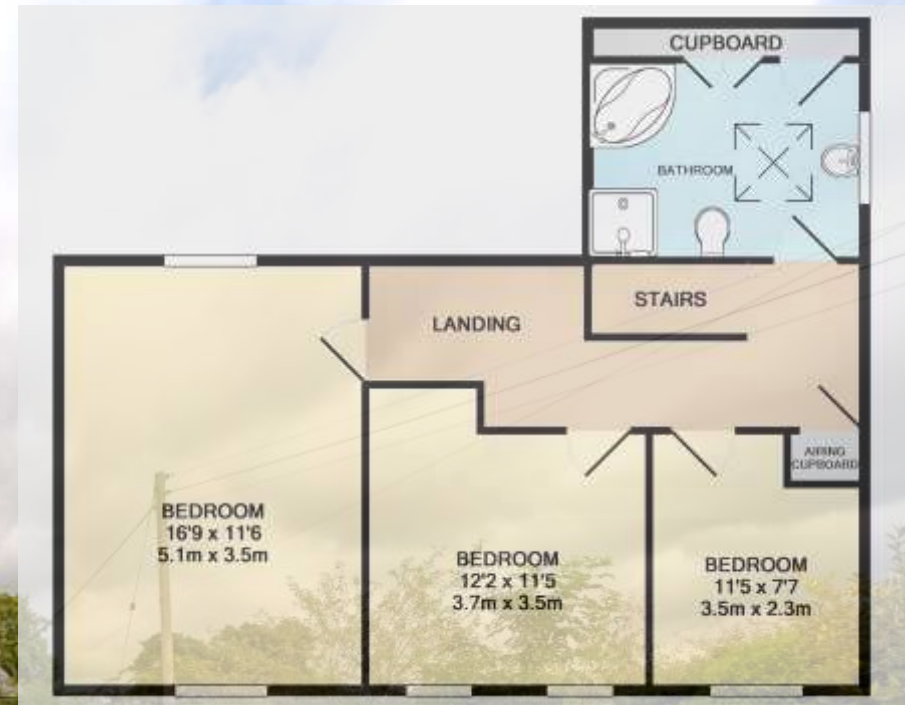
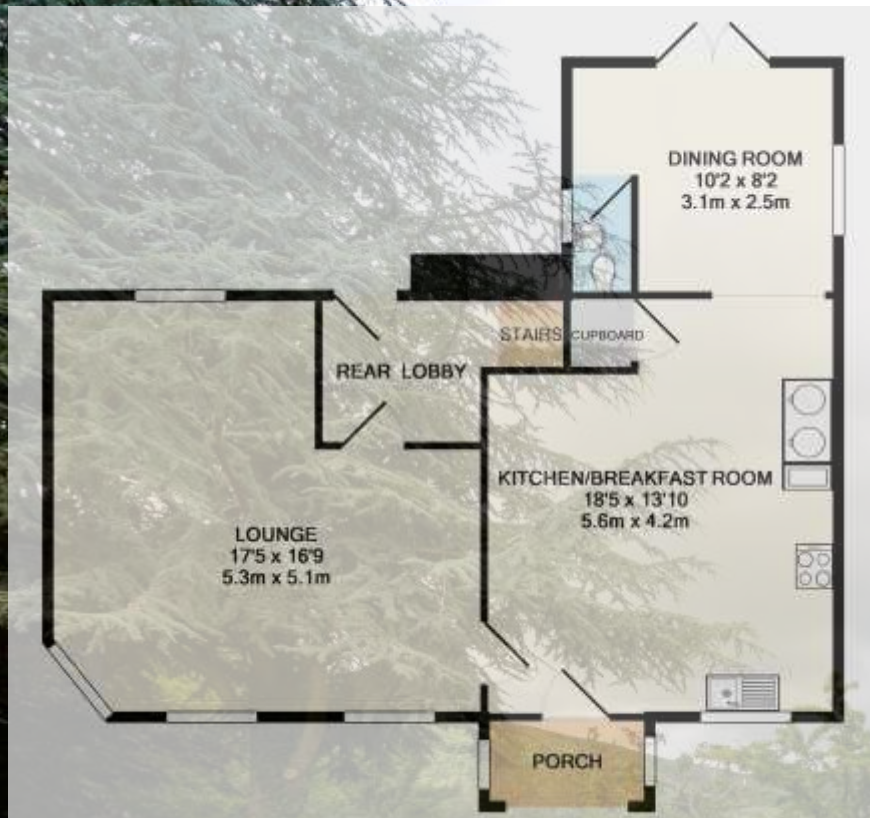
TENURE Freehold

LOCAL AUTHORITY Monmouthshire County Council 01633 644644 **COUNCIL TAX** Band G

DIRECTIONS POSTCODE NP7 7PF

From the A4042/A40/A465 Hardwick roundabout, Abergavenny take the A465 north to Pandy village. Turn left in front of the Old Pandy Inn and proceed to the first left turn. The property will be found on the left corner of the lane with the gated car parking area beyond.

VIEWINGS Strictly by appointment with sole agents- Elstons Estate Agents



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Proclamation

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