



Estate Agents

Taylor & Co

Abergavenny

Glebelands

Llanellen, Abergavenny NP7 9HF

Guide Price  
£200,000



# Glebelands

Llanellen, Abergavenny, Monmouthshire NP7 9HF

FOR SALE BY MODERN AUCTION | SUBJECT TO RESERVE PRICE AND RESERVATION FEE | BUYERS FEES APPLY

In need of comprehensive renovation

Three bedroomed semi-detached family home | Two reception rooms | Kitchen | First floor family bathroom suite

Front garden with driveway and off road parking facilities | Garage

Rear garden with gardener's WC and tool store | No connected chain

**This property is for sale by Modern Method of Auction by iamsold LTD.**

**This three bedroomed semi-detached family home is offered to the market in need of comprehensive renovation and updating. Enjoying hillside views from its first floor, the property has two reception rooms and a basic kitchen; and on the first floor, a white bathroom suite serves the three bedrooms. Outside there is off street parking and a garage with gardens to three sides.**

**The property sits on the periphery of the village of Llanellen and adjoins fields to two sides which are owned by a neighbouring property and are currently used for horses.**

**SITUATION** | The village of Llanellen is enviably located amidst the picturesque landscape of Monmouthshire within the beautiful Vale of Usk, close to the Brecon and Monmouthshire Canal and the River Usk which flows under the Grade II listed Llanellen Bridge. The village has a community village hall and children's playing field with play equipment and is served by a local bus which provides a link to Abergavenny which has schools for all ages. For private schooling, there are private facilities in Monmouth, Brecon, and Chepstow. For further distance bus services, a bus service on the A4042 links Llanellen to Cwmbran.

Nearby are the majestic mountain ranges of the Brecon Beacons - Bannau Brycheiniog. The Black Mountains are part of this designated National Park that boasts a varied and excellent range of outdoor pursuits including walking, hiking, fishing, sailing, cycling, pony trekking, hang-gliding and para gliding.

The market town of Abergavenny offers the best of both worlds with magnificent scenery and a delightful rural environment combined with excellent road communications and a mainline railway station which make it very accessible and within commuting distance of many major cities. The village of Llanellen lies only a short distance from the A40 and A465 link roads which in turn provide excellent road access to the motorway network of the M4 and M5. Abergavenny railway station has regular services into central London and Bristol via Newport and the north to Manchester, whilst road links at the Hardwick roundabout give easy access to the motorway for Bristol, Birmingham, the Southwest and London and "A" roads for Monmouth, Hereford, Cwmbran, and Cardiff.

The town boasts a comprehensive range of shopping and leisure facilities, including a wide selection of boutique style shops, grocery and newsagent stores, supermarkets, and many well-known high street shops. Abergavenny also hosts

a market several times a week and the town enjoys its own cinema and leisure centre as well as several restaurants for evening entertainment. There is a golf course, cricket club, tennis club, bowls, and public leisure centre with swimming pool.

## ACCOMMODATION

**ENTRANCE HALLWAY** | Panelled wooden entrance door with stained glass leaded light inset pane and further windows to either side, staircase to the first floor, two radiators.

**LIVING ROOM** | Bay window to the front aspect with wood framed windows, coved ceiling, picture rail, fireplace with open grate, two radiators.

**DINING ROOM** | Wood framed window to the rear aspect, picture rail, fireplace with decorative tile surround, fitted display cupboard to chimney breast recess, radiator.

**KITCHEN** | Fitted cabinets, laminate worktops, sink unit, double glazed window to the side aspect, door opening to the garden, understairs cupboard with double glazed window, cold shelf and larder shelving. Cupboard housing meters and fuses.

## **FIRST FLOOR**

**LANDING** | Double glazed window to the side aspect, loft access.

**BEDROOM ONE** | Bay window to the front aspect with wood framed windows and hillside views, picture rail, fireplace with open grate, radiator.

**BEDROOM TWO** | Wood framed window to the rear aspect with countryside views to the Skirrid Fawr and the Little Skirrid, picture rail, cupboard housing Worcester LPG boiler, radiator.

**BEDROOM THREE** | Double glazed window to the front aspect with hillside views, picture rail, radiator.

**BATHROOM** | Fitted with a white suite to include a panelled bath, wash basin and lavatory, double glazed window, radiator and wall mounted heater.

## **OUTSIDE**

**FRONT** | The property is approached via a set of double gates which open from the road onto a driveway with parking for 2-3 vehicles. A lawn adjoins either side of the drive with shaped flowerbed borders. The drive leads to:

**GARAGE** | Sheeted roof, sheeted sides.

**REAR GARDEN** | The garden is predominantly lawned and adjoins fields to two sides. LPG cylinder. Brick built outbuildings with slated roof and comprising a tool store and a gardener's WC.

## **GENERAL**

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

**Services** | Mains electricity and water, LPG gas and private drainage.

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

**EPC Rating** | Band F

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

**Covenants** | The property is registered with HMLR, Title Number CYM858316. There are restrictive covenants associated with the property, for further details, refer to the auction pack.

**Local planning developments** | The Agent is not aware of any planning developments in the area which may affect this property. Refer to Monmouthshire Planning Department. The property adjoins fields to two sides which are used as an equestrian facility with the stabling of horses.

**Broadband** | Fibre to the cabinet and copper wire connection available in this postcode sector according to Openreach.

**Mobile network** | 02, Three, EE, Vodaphone indoor coverage according to Ofcom.

**Viewing Strictly by appointment with the Agents**  
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## **AUCTIONEER COMMENTS**

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor (for standard Grade 1 properties). This

additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## **REFERRAL ARRANGEMENT**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services, and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

**Reference** AB490













# Floorplan

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