



Estate Agents

Taylor & Co

Abergavenny

Longhouse Barn

Penperlleni, Abergavenny NP4 0AX

Asking Price  
£350,000



# Longhouse Barn

Penperlleni, Abergavenny, Monmouthshire NP4 0AX

A deceptively spacious three bedroom detached chalet style house with garage and driveway

Popular village location almost equidistant to Abergavenny & Cwmbran

Walking distance to grocery store, post office & public house

Other facilities within the village include a primary school, children's play area and bus stop

Convenient setting with ease of accessibility to outdoor pursuit areas including Brecon Beacons National Park

River Usk, Brecon & Monmouthshire canal and Llandegveth reservoir all of which are all close by

**An attractive, detached chalet style property that although requiring some updating and improvement provides versatile accommodation including a large reception hall, sitting room, fitted kitchen, ground floor bedroom and a ground floor shower room whilst to the first floor is a landing two further bedrooms and a bathroom. The property stands on a good size corner plot with a 52' driveway fronting an attached garage and has gardens on three sides.**

**SITUATION** | This delightful, chalet style property is located at the entrance to a small cul de sac within the enduringly popular village of Penperlleni. Local amenities in the village include a grocery store, a doctor's surgery with pharmacy, village hall, hairdresser, a primary school, fish & chip takeaway, public house and children's play area. For more comprehensive leisure and shopping facilities the historic market town of Abergavenny is situated just 7 miles to the north, whilst the new town of Cwmbran is almost equidistant to the south. Both towns offer an extensive range of high street shops, banks and supermarkets. The towns are well served by schools for all ages and offer

motorway links and train services to Newport, Cardiff, west Wales and further afield to Bristol, the Midlands, Manchester and central London.

## ACCOMMODATION

**RECEPTION HALL** | Entered from the side driveway via a leaded double glazed door with letterbox and matching leaded double glazed side panels, wall mounted central heating thermostat, radiator, double glazed window to the rear, coved ceiling, staircase to the first floor with walk in cupboard beneath, personal door to garage.

**SITTING ROOM** | Chimney breast with marble fire surround and fitted gas fire, telephone point, television aerial point, radiator, double glazed window to the side, coved ceiling, double glazed sliding patio door opening to the front.

**KITCHEN** | Fitted with a traditional range of floor and wall cupboards with oak doors and fitted worktops incorporating an inset single drainer sink unit with mixer tap, built in electric double oven/grill and four ring gas hob with

cooker hood over, fully tiled walls, space and plumbing for washing machine, space for upright fridge/freezer, double glazed windows to the side and rear, coved ceiling, wall mounted 'Worcester' gas fired combination type boiler supplying heating and hot water, double glazed entrance door to the rear.

**BEDROOM ONE** | Fitted double and single wardrobes, overhead storage cupboards, radiator, double glazed window to the front, coved ceiling.

**SHOWER ROOM** | With fully tiled walls and including a step-in shower cubicle with pivot door and electric shower unit, low flush toilet, pedestal wash hand basin, frosted double glazed window to the side, radiator, ceiling mounted extractor fan.

## FIRST FLOOR

**LANDING** | Loft access hatch, telephone point, large walk in storage cupboard with radiator and eaves access door.

**BEDROOM TWO** | With partly reducing ceiling height, radiator, double glazed window to the rear, built in cupboard.

**BEDROOM THREE** | With partly reducing ceiling height, double glazed window to the front, radiator, eaves access door.

**BATHROOM** | A coloured suite comprising a panelled bath with mixer tap and flexi hose shower head attachment, close coupled toilet, pedestal wash hand basin, fully tiled walls, radiator, wall mounted extractor fan, double glazed 'Velux' roof window, partly reducing ceiling height.

## **OUTSIDE**

**FRONT** | The property stands on a good size corner plot set behind a low brick wall and is laid principally to lawn. There is a 52' brick paved driveway fronting an attached garage and matching brick paved pathway extending around the side of the property to the rear.

**GARAGE** | With up and over door from the driveway, tiled floor, radiator, personal door from the hallway and double glazed entrance door opening to the rear garden.

**REAR GARDEN** | The rear garden incorporates a small sitting area and includes various flower and shrub beds. There is also a pedestrian side entrance gate from the pavement.

## **GENERAL**

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

**Services** | Mains gas, electric, water and drainage are connected to the house.

**Council Tax** | Band F (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 WA973683. There are restrictive covenants associated with the property, for further details, speak to the Agent.

**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** | Fibre to the cabinet and copper wire connection is available. According to Openreach.

**Mobile network** | Likely 02, Three, EE, Vodafone indoor coverage. According to Ofcom.

**Viewing Strictly by appointment with the Agents**

**T** 01873 564424

**E** abergavenny@taylorandcoproperty.co.uk

**Reference** AB476









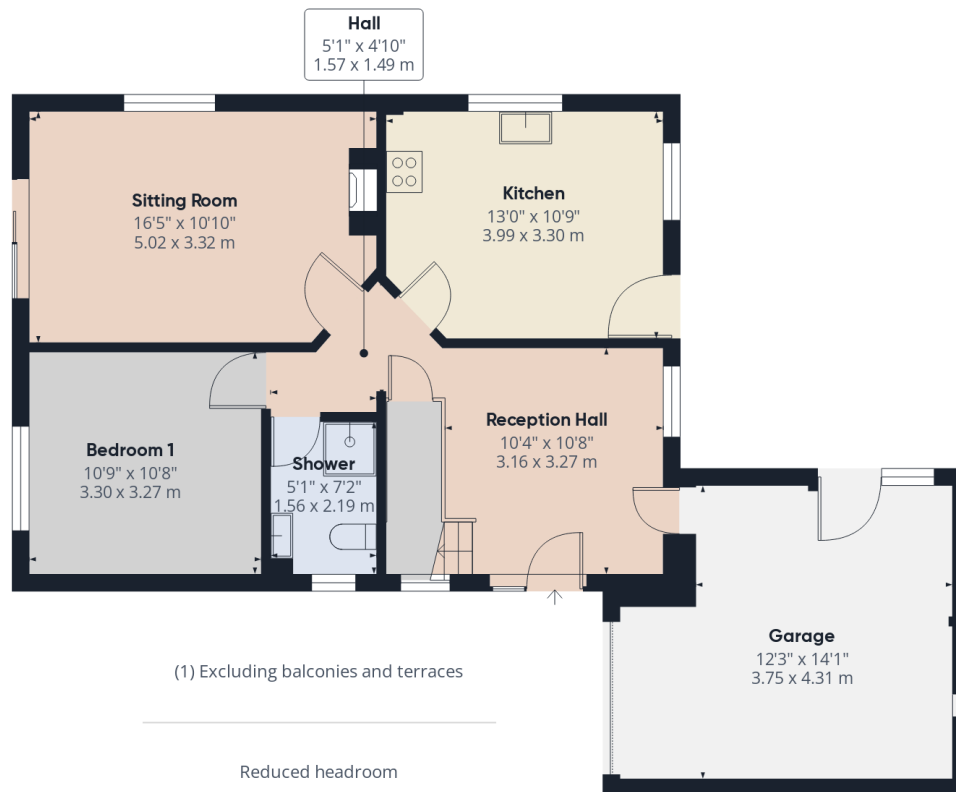


# Floorplan

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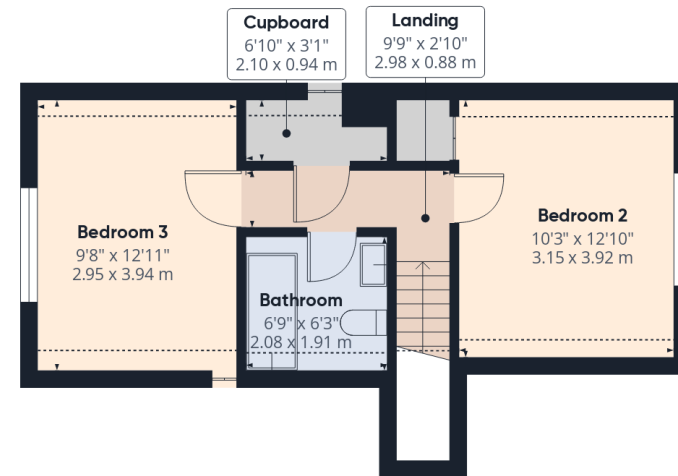
Abergavenny



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m



Approximate total area<sup>(1)</sup>

1202 ft<sup>2</sup>

111.6 m<sup>2</sup>

Reduced headroom

42 ft<sup>2</sup>

3.9 m<sup>2</sup>

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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These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: 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.