



Estate Agents

Taylor & Co

Abergavenny

Penyffyddlwyn Lane
Llanelly Hill, NP7 0LE

Asking Price
£549,950

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Llanelly Hill, Monmouthshire NP7 0LE

Individually designed five double bedroom, three bathroom family home in the Bannau Brycheiniog National Park
Spectacular views over Clydach Gorge towards the Black Mountains

Arranged over three floors offering versatile multi-generational accommodation and full ceiling height on second floor

Three reception rooms to include a triple aspect living room & dual aspect dining room and a mezzanine level family room | Dual aspect kitchen / breakfast room

Utility room, boot room & cloakroom | Zonal heating system with underfloor heating to the ground floor

Double integral garage & driveway with plenty of off road parking for several vehicles | South facing landscaped garden with veranda and views to Sugar Loaf

This generously appointed and individually designed five double bedroomed family home sits in a private development of similar style homes in gardens of just under 1/3rd of an acre and enjoys striking views over the Clydach Gorge to the Black Mountains of the Bannau Brycheiniog beyond. Arranged over three floors and occupying a footprint of just over 3,000 sqft (278.8 sqm), this home has been configured with a cut roof for maximum use of its space giving a full height to its third floor thereby ensuring there is no compromise on the versatility of its accommodation on every level. Built and completed by its current owners 20 years ago, this adaptable home has three reception rooms, a dual aspect kitchen / breakfast room and a utility room, cloakroom and three modern bathrooms serving its five bedrooms. Sitting in glorious landscaped, tiered gardens with a south facing aspect, plenty of parking and a double integral garage, this home is must-see for those seeking larger than average accommodation with ease of access to shops and schools and a short commute to Abergavenny along the newly finished A465.

Entered through a large open plan reception dining hall, a central staircase leads up to spacious galleried landings on both upper floors. There is a beautiful symmetry to the design of this house, with the three main rooms on the ground floor all having French doors directly opening onto the veranda covered sun terrace in the garden. The living room is filled with natural light from its triple aspect and features a substantial brick fireplace with timber mantle over. Whilst this provides cosy warmth to the room, there is zonal underfloor heating running throughout the ground floor making this an energy efficient home for heat control. These three

rooms are interconnected via panelled doors, with the dining room linking between the living room with the kitchen / breakfast room. The comprehensively fitted kitchen enjoys a dual aspect with Mandarin Stone flooring in both this room and the dining room. A central kitchen island has a breakfast bar seating area and for those who enjoy cooking, there is space for a range style cooker and an American style fridge / freezer. The noise of everyday life is protected from the kitchen with the washing machine being housed in a utility room and there is room for cloaks and boots in an adjacent boot room area. Thoughtful in its design concept, the utility room leads down via a few steps into an integral garage giving simplicity from the parking area up into the boot room and kitchen. To complete the sizeable living accommodation, steps lead from the ground floor to a mezzanine level which is currently used a great dual aspect family room with French doors and a Juliette balcony looking over the Vale of Usk. This room also connects to the first floor landing so it could equally be used as a bedroom to suit; and being above the garage, offers separate annexe potential if required.

There are three bedrooms on the first floor of this home. The principal bedroom has an en-suite shower room with the remaining bedrooms having the use of a contemporary bathroom suite. The large first floor landing leads to an equally roomy second floor landing, with two further bedrooms being served by a shower suite on this floor. There is lots of integrated and fitted cupboards throughout this home – as the old saying goes: you can never have too much storage!

Outside, the tiered, landscaped gardens encircle this family home with each level providing a variety of

interest and seating spaces and splendid views over the surrounding countryside. With parking available to both the front and upper rear of this home, there is certainly plenty of space for a family to enjoy each other's company in its great entertaining areas both outside and in; alternatively there are plenty of quiet spaces away from the hubbub of family life, making this the perfect retreat for every generation.

SITUATION | This individually designed family home is situated in a private and well established courtyard development in Llanelly Hill and sits amidst the magnificent scenery of the Bannau Brycheiniog National Park. Nearby, is the splendid Clydach Gorge, a tourist destination visited by many to see the wooded gorge, ponds and woodland trails around the late 18th Century Ironworks which have been designated a Scheduled Ancient Monument. There are a plethora of superb hillside walking routes and many extensive cycling paths which form part of the National Cycling Route close-by. Llanelly Hill is situated some three miles equidistant between Blaenavon and Brynmawr which enjoy a good selection of shops, supermarkets, high street stores and several public houses. The village of Gilwern is also nearby, boasting stunning mountain and countryside scenery, as well as the Monmouthshire & Brecon Canal and the River Usk which meander through the village.

A more comprehensive range of shopping and leisure facilities can be found in Abergavenny, including a wide selection of boutique style shops, grocery and newsagent stores, supermarkets and many well-known high street shops as well as restaurants, public houses and individual cafes.

Abergavenny railway station has regular services into central London via Newport, whilst road links at the Hardwick interchange provide access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff. Bus services from the Monmouth Road currently run to Pontypool, Cwmbran, Cardiff, Brecon and Monmouth. The greater region is served well by schools for all ages in both the state and the private sector but most notably primary schools can be found in Brynmawr, Gilwern, Crickhowell, Llanfoist and Abergavenny. Local high schools are in Gilwern, Abergavenny and Crickhowell.

ACCOMMODATION

The accommodation is planned over three floors as shown in brief below.

GROUND FLOOR:

Entrance Porch
Dual Aspect Reception Dining Hall
Triple Aspect Living Room
Dual Aspect Kitchen/Breakfast Room
Utility Room
Boot Room
Cloakroom

MEZZANINE FLOOR

Dual Aspect Family Room

FIRST FLOOR:

Principal Bedroom & En-suite Shower Room
Bedroom Two
Bedroom Three
Family Bathroom

SECOND FLOOR:

Bedroom Four
Bedroom Five
Shower Room

OUTSIDE

FRONT | This family home is positioned on a corner plot on the edge of a private development with a road way

giving access to just two other properties. From the front, the property enjoys a superb setting with long distance views over the Black Mountains and Clydach Gorge. Approached via a large, curved driveway with turning area and external lighting, there is plenty of room for off road parking and access to:

ATTACHED DOUBLE INTERNAL GARAGE | Two electric vehicular doors, power, lighting, pedestrian door to the house, floor standing Worcester boiler (serviced 2026).

REAR GARDEN WITH SOUTH FACING ASPECT This south facing garden encircles the house to three sides and has been attractively arranged and thoughtfully landscaped, encompassing tiers providing a variety of interest culminating in a versatile garden which maximises the use of space and enjoyment of the spectacular views which surround this beautiful home. A veranda incorporating external lighting via wall lanterns and a timber decked sun terrace spans the breadth of the rear of the house and has French doors directly opening onto it from the main living areas, making this a great entertaining space from which to step outside to eat, drink and relax in. The tiers feature several different seating areas and are bordered by sleepers and retaining walls with each tier planted with herbaceous shrubbery brimming over each other and a set of steps leading up to the top tier which is grassed and affords a splendid view towards Sugar Loaf Mountain in the far distance. At the top of the garden and accessed via Darenfelin is an additional gated off road parking area.



GENERAL

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

Covenants | The property is registered with HMLR, Title Number CYM270477. There are no restrictive covenants associated with the property, for further details, speak to the Agent.

Services | Oil, electric, mains water and drainage are connected to the house.

Council Tax | Band G (Monmouthshire CC).

EPC Rating | Band C

Flood Risk | Low flood risk from rivers or surface water according to Natural Resources Wales.

Local planning developments | The Agent is not aware of any planning developments in the immediate area which may affect this property.

Broadband | According to Openreach, full fibre broadband is being built in the area now. Fibre to the cabinet is currently available.

Mobile network | Coverage according to Ofcom:

Network	Indoor	Outdoor
EE	Variable	Good
O2	No	Good
3	Variable	Good
Vodafone	No	Good

Viewing Strictly by appointment with the Agents

T 01873 564424

E abergavenny@taylorandcoproperty.co.uk

Reference AB542

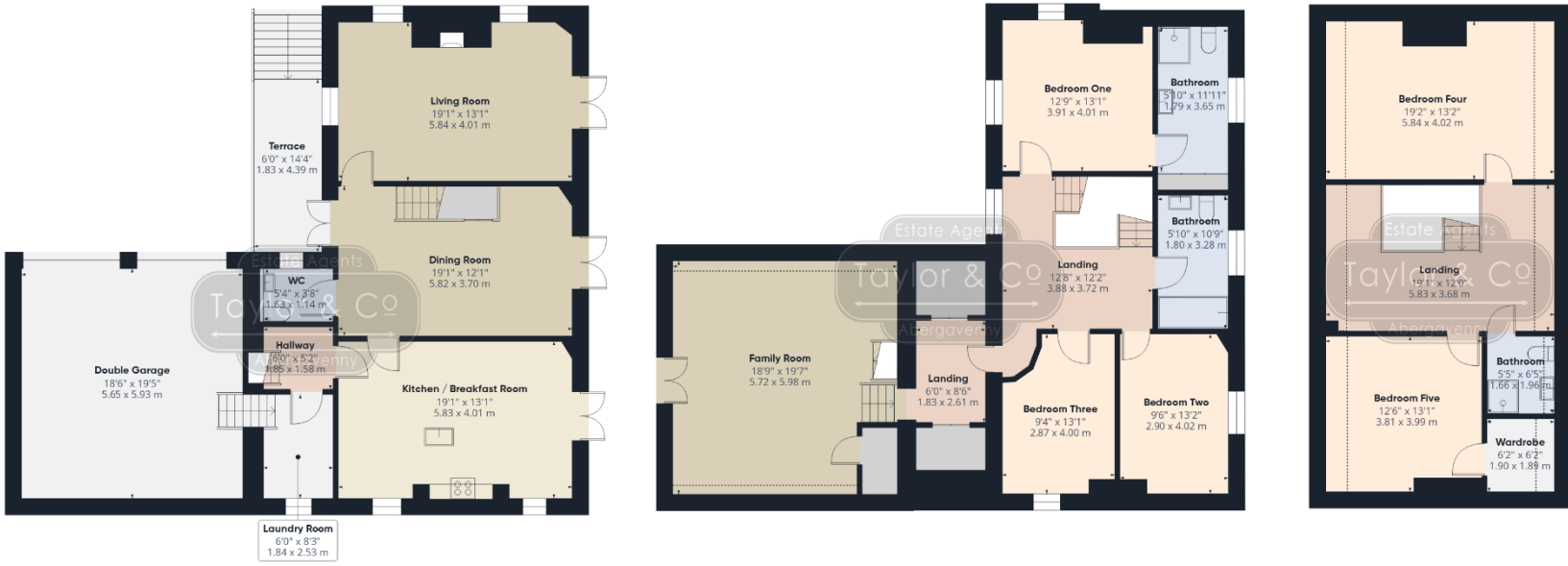












(1) Excluding balconies and terraces

Approximate total area⁽¹⁾	3002 ft ² 278.9 m ²
Balconies and terraces	119 ft ² 11.1 m ²
Reduced headroom	143 ft ² 13.3 m ²

Reduced headroom
 Below 5 ft/1.5 m

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.