



Estate Agents

Taylor & Co

Abergavenny

River View

The Bryn, Abergavenny NP7 9AP

Asking Price

£195,000

River View

The Bryn, Abergavenny, Monmouthshire NP7 9AP

One bedroomed semi-detached cottage | Country lane setting with views over the surrounding countryside towards the River Usk
Living room with stone fireplace | Dining room | Kitchen with shaker style units | First floor white shower suite
South facing front garden with sun terrace | Two separate off road parking areas with a carport and space to park
Substantial outbuilding comprising two rooms in its own garden offering potential for a variety of uses subject

In a picturesque country lane setting in a highly favoured rural hamlet lying just on the outskirts of Abergavenny and with far reaching countryside views over the Vale of Usk.

SITUATION | Situated between the historic market town of Abergavenny and the thriving community of Raglan, The Bryn is a small hamlet with some local amenities including a post office and general store. Although in a pleasant rural setting, there is easy access to road links via the Hardwick roundabout to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford Cwmbran and Cardiff. The nearest railway station is just 2.5 miles away in Abergavenny, with services to central London via Newport and Cardiff.

Abergavenny offers comprehensive 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. The town has its own cinema, theatre and leisure centre as well as several restaurants for evening entertainment. The area is also well served with schools for all ages in both the private and state sector.

ACCOMMODATION

LIVING ROOM | Twin double-glazed windows to the front aspect overlooking the garden and the countryside beyond, fireplace with stone surround and flagged hearth hosting a wood stove, two electric storage heaters, laminate flooring, open tread staircase to the first floor, double glazed door opening to the front. A stable style latched door opens into:

DINING ROOM | Twin double-glazed windows to the side aspect, continued laminate flooring, cupboard housing consumer unit, electric storage heater. Open plan to:

DUAL ASPECT KITCHEN | The kitchen is fitted with Shaker style units with laminate worktops over, stainless steel sink unit, single

oven with electric hob and extractor hood above, integrated dishwasher and fridge, double-glazed windows to the front and side aspects overlooking the garden, double glazed door to the front. **Attached External Utility Store Room** | Metal sheeted roof, latched door, crittal framed window, power, lighting, and a Butler sink with water supply.

FIRST FLOOR

DUAL ASPECT BEDROOM | Double glazed windows to the front and rear aspects, airing cupboard housing hot water cylinder, electric storage heater, inbuilt wardrobe, exposed floorboards, latched door.

SHOWER ROOM | A white suite with a shower cubicle with electric shower, lavatory, wash hand basin, ladder towel radiator, double-glazed window to the front aspect.

OUTSIDE

GARDENS | The property enjoys a great position towards the end of a lane with an open outlook over the fields beyond towards the River Usk. Approached via a driveway with a **covered car port with space for vehicles**, a gently sloping pathway opens into the front garden. This south facing garden is mostly lawned with shaped flower bed borders, and a pathway which leads to a terrace which is perfect for enjoying the view. The garden is stocked with a variety of herbaceous shrubbery and rose bushes.

To the opposite side of the lane to the front of the property is an **additional tarmac parking area for a further parking**. A gate opens onto a large partially walled garden which hosts a timber framed **outbuilding**, measuring 282ft2/26.2m2, connected to power and light and comprising two separate areas portioned by study walling and a lobby area with windows to the front and side and doors to both the front and rear opening onto a paved patio area. The outbuilding would

be suitable for a variety of purposes including a workshop or home office and offers potentially for ancillary development subject to the required planning consent.

GENERAL

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

Services | Mains water and electric, private drainage and electric heating are connected to the property.

Council Tax | Band C (Monmouthshire County Council)

EPC Rating | Band E

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

Covenants | The property is not registered with HMLR. There are no 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 for further information.

Broadband | Full fibre connection available to the property, according to Openreach.

Mobile network | 02, Three, EE, Vodafone have limited indoor coverage. According to Ofcom.

Viewing Strictly by appointment with the Agents
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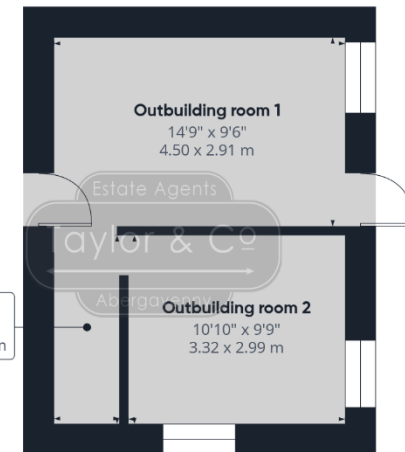
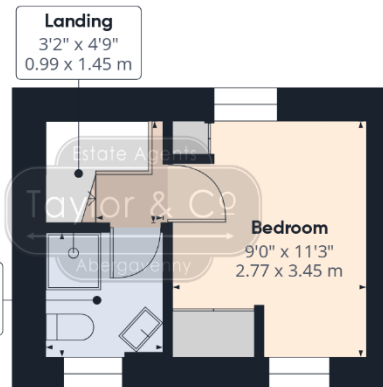
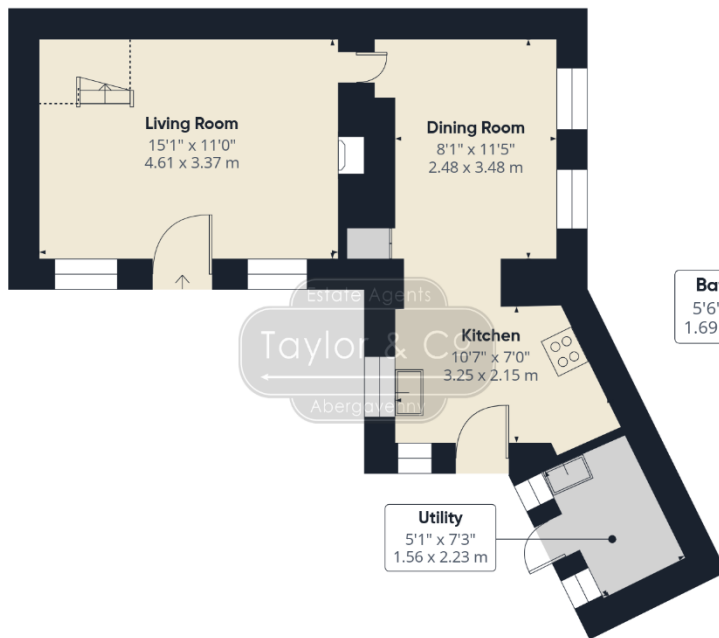
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Approximate total area⁽¹⁾

818 ft²
76 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

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.