



BRYN GARTH

LLANELLEN | ABERGAVENNY | MONMOUTHSHIRE







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BRYN GARTH IS A SUBSTANTIAL FAMILY HOME RETAINING MANY ORIGINAL PERIOD FEATURES. IT BOASTS UP TO SIX DOUBLE BEDROOMS AND FOUR BATHROOMS ALONG WITH A MAGNIFICENT COUNTRY KITCHEN AND SEVERAL RECEPTION ROOMS. WITH APPROXIMATELY 3.7 ACRES OF LAND AND A WELL STOCKED FISHING LAKE, IT IS A HIGHLY DESIRABLE PROPERTY PACKAGE. THE PROXIMITY TO THE A4042 MAKES IT IDEAL FOR COMMUTERS.

- Spacious country house with gardens and grounds of approximately 3.7 acres •
 - Magnificent country kitchen measuring 22ft x 21ft •
 - Three further reception rooms •
- Versatile ground floor bedroom and adjacent wet room with sauna that could also be used as a playroom, gym or study •
 - Five further first floor bedrooms and 4 bathrooms in total •
- Light and airy master bedroom with windows overlooking the fishing lake •
 - Ample off-road parking, three bay car port and storage sheds •
 - Well stocked fishing lake and jetty •
- Close proximity to the A4042 allowing commuters to access major cities such as Bristol, Newport and Cardiff •
 - The overage clause currently in place is due to expire in 2020 •

- Abergavenny 3.6 miles • Usk 8.4 miles • Crickhowell 8.5 miles •
- Cwmbran 12.2 miles • Newport 16.2 miles • Monmouth 16.8 miles •
- Chepstow 23.1 miles • Cardiff 29.1 miles • Bristol 43.7 miles •
- London 144.3 miles • Abergavenny Train Station 2.0 miles •
- Cwmbran Train Station 10.9 miles • Chepstow Train Station 23.9 miles •
- Bristol Parkway Station 41.4 miles • Cardiff Airport 41.5 miles •
- Bristol Airport 48.5 miles • Birmingham Airport 93.7 miles •

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.

LOCATION & SITUATION

Llanellen is a village in Monmouthshire located three miles south of Abergavenny. The Bloreng mountain towers above the village and the Sugar Loaf mountain can be viewed from Bryn Garth. The Monmouthshire and Brecon Canal passes through Llanellen.

Bryn Garth is located just 3.6 miles from Abergavenny, a town known as the gateway to Wales. It is just 6 miles from the border with England and is a thriving market town still hosting a weekly indoor market in the town centre. The Angel Hotel in the centre of Abergavenny, just a stone's throw from Abergavenny Castle offers award winning afternoon teas. The Hardwick restaurant, endorsed by Michel Roux Jr and is located approximately one mile away from Bryn Garth. Abergavenny boasts a bustling town centre with many high street and boutique shops, a train station, Nevill Hall Hospital and fantastic primary and secondary schools. King Henry VIII secondary school is just 3.9 miles from Bryn Garth.

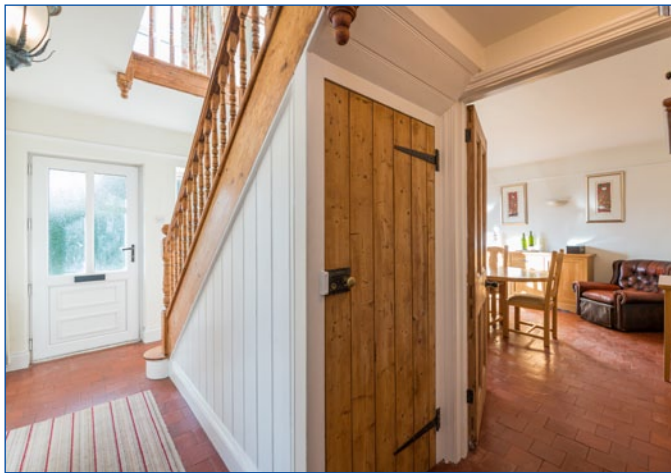
There are good connections to the main road network with the historic border town of Monmouth being just 16.8 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, various Primary Schools and recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

Cwmbran is a thriving town with an abundance of amenities to include Cwmbran Centre, a shopping and dining experience, Cwmbran Stadium and a railway station. The property is just 13.5 miles from the independent Rougemont School. A brand new hospital is being constructed in Llanfrecdfa.

Llandegfedd (Llandegveth) Reservoir is a water supply reservoir set in the beautiful rolling landscapes of South Wales, near Pontypool. It boasts a watersports centre where paddleboarding, kayaking and windsurfing can be enjoyed. Sailing and fishing is also available as well as walking trails and picnicking in the woods.

An abundance of tourism and recreational activities exist within Abergavenny and the wider region, especially within the beautiful Wye Valley and Brecon Beacons National Park located to the north of Abergavenny. Tintern Abbey, Raglan Castle, Monmouthshire and Brecon Canal are all easily accessible.





THE PROPERTY

Bryn Garth is an extremely spacious and versatile property retaining many of its character features to include picture rails and original fireplaces. Step into the traditional Victorian style entrance hall with a stripped pine staircase leading up to the first floor and a storage cupboard underneath. The quarry tiled flooring continues from the entrance hall into the formal dining room.

The formal dining room has an original Welsh slate fireplace decorated to look like wood and a walk-in bay window overlooking the front garden. Opposite the formal dining room is the lounge.

The lounge has an ornate Welsh slate fireplace, decorated to look like marble and a walk-in bay window, also overlooking the lawned garden to the front aspect. It has polished wooden floorboards and a picture rail.

A door from the entrance hall leads to further reception rooms at the rear of the property. The sitting room has an ornate multi fuel stove with doors that open to enable open fires. There are windows to the side and rear aspects and French doors opening out to the parking area at the rear.

An extension to the side of Bryn Garth houses a magnificent country kitchen. A central island compliments cream units and solid oak and green laminate worksurfaces. There is space for a Rangemaster cooker, American style fridge freezer, undercounter fridge and dishwasher. Beneath the large kitchen window overlooking the side garden and field is a stainless steel one and a half sink and drainer with mixer tap. Doors from the kitchen lead to a utility room, the rear garden and a rear porch with access to the parking area.

The utility room houses the Viessmann boiler and has plenty of space for a washing machine and tumble dryer. There is a stainless steel sink and a door opening out to the side garden currently used as a dog run.

The ground floor also benefits from having a double bedroom which is currently being used as a play room. This is a versatile space that could have a multitude of uses to include a gaming room, home office or gym. Made to measure shutters can be found on the window which is a feature that continues throughout much of the property. Next to the ground floor bedroom is a wet room and sauna.

The ground floor wet room has a waterfall shower and handheld shower, a 'floating' w.c, wash hand basin and underfloor heating. Within the wet room is a two-person sauna with hot coals.

From the entrance hall the staircase leads up to the first-floor landing, five bedrooms and three bathrooms.

The master bedroom has views towards the river and of the fishing lake. Four windows with shutters allow light to flow into the room.

The en-suite shower room is fully tiled and has a white suite comprising of a floating w.c, wash-hand basin, shower cubicle with contemporary waterfall shower and hand-held shower and a heated towel rail.

The second bedroom has a large window overlooking the front aspect. It also boasts oak flooring, an original fireplace and an en-suite shower room. The en-suite shower room has a corner w.c, wash-hand basin a heated towel rail and a shower cubicle.

Bedroom three has an original fireplace with a tiled hearth and front aspect views of the garden. Bedroom four has a superb view of the Sugar Loaf mountain.

Bedroom five has polished floorboards and an exposed ceiling beam. A window to the rear provides a view of Llanellen Bridge and the fields and countryside beyond the property's boundaries.

The family bathroom has a white suite that comprises of a w.c, wash hand basin, a bath with a shower over and a separate shower cubicle with body jets, monsoon shower, a seat and a light. A heated towel rail completes the room.

OUTSIDE

The entrance can be found between two stone pillars accessed from the A4042. An initial gravel drive leads to a five-bar gate which opens on to the parking and turning area at the rear. Fencing at the edge of the drive provides some privacy from the neighbouring property. To the rear of the parking area is a car port with power, lighting and a gate to the rear garden. Behind the carport are several storage sheds that could have potential to convert into stables.

At the front of the property the gardens are mainly laid to lawn. There is a pedestrian gate providing access onto the drive and a further gate set into a Laurel hedge that opens into the orchard area. To the side of the property is a fenced lawned garden currently used as a dog run. Behind the side garden is a former vegetable produce area enclosed by hedges.

A five-bar gate from the side garden leads into the field. The field also has a separate access from the lane at the rear of the property. There are fruiting trees in the field which include apple and pear. There is a field shelter and a fishing lake believed to be well stocked with Tench, Roach and Perch. It has a jetty from where the lake can be admired.

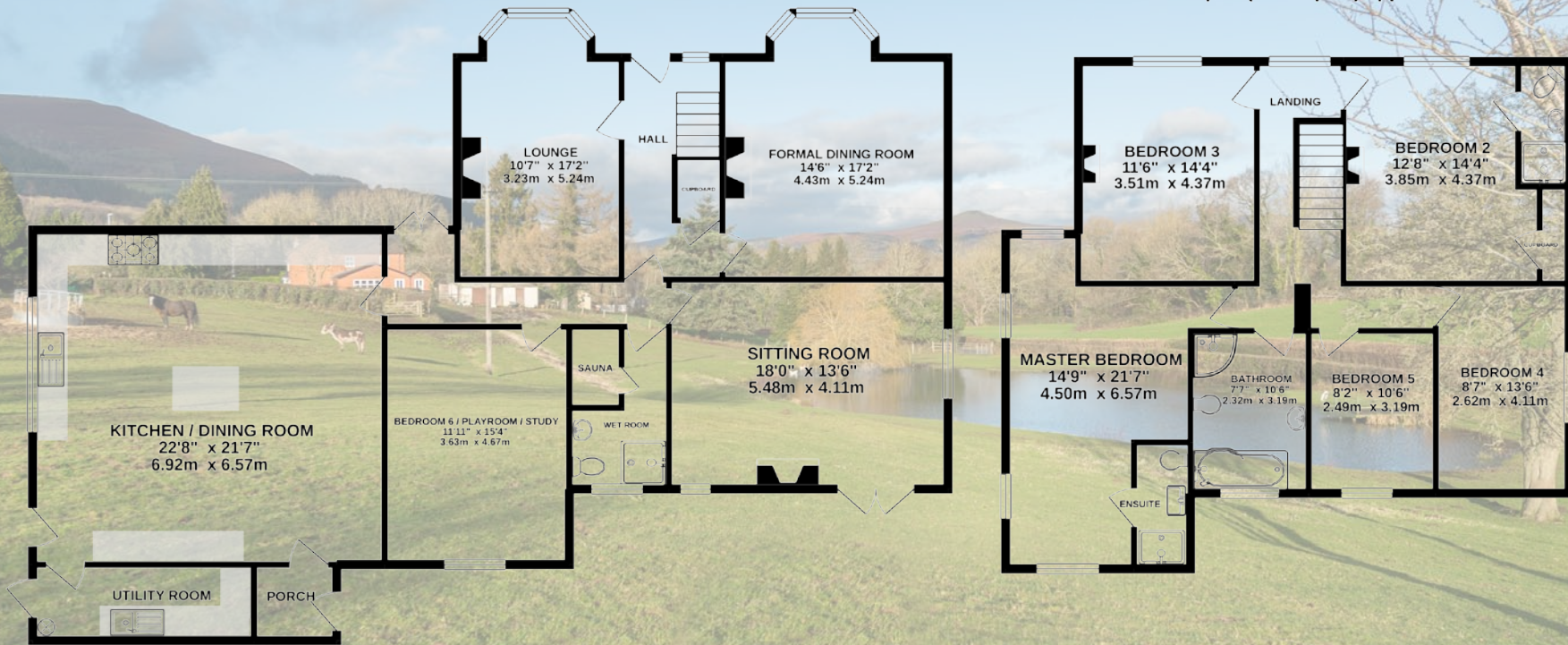
The gardens and land at Bryn Garth measure approximately 3.7 acres in total.



FLOORPLAN

GROUND FLOOR
1636 sq. ft. (152.0 sq. m.) approx.

1ST FLOOR
1016 sq. ft. (94.3 sq. m.) approx.



TOTAL FLOOR AREA : 2651 sq. ft. (246.3 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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KEY INFORMATION

Agents Note: A development clawback is included in the sale of Bryn Garth to capture 40% of the open market value of the development land with the benefit of such planning permission, less its existing use value, for any release within 14 years of the date hereof and 20% thereafter. This was originally put in place on 28th May 1999 and is due to expire in May 2020.

Services: Bryn Garth benefits from mains water, mains electricity, mains drainage and gas fired central heating.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: County Council Band G

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Hardwick Roundabout, Abergavenny take the exit signposted Cwmbarn and Newport on to the A4042. Continue on this road and over Llanellen Bridge. Once you have crossed the bridge, drive around the bend where the property can be found immediately on the left via our for sale board.

Postcode: NP7 9HT



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