



COED TREY

LLANOVER ROAD | NANTYDERRY | ABERGAVENNY



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COED TREY IS AN EXTREMELY SPACIOUS AND VERSATILE DETACHED SINGLE STOREY DWELLING SURROUNDED BY GLORIOUS MONMOUTHSHIRE COUNTRYSIDE WITH NO NEAR NEIGHBOURS. THE PROPERTY WOULD BENEFIT FROM SOME UPDATING BUT IS OTHERWISE READY TO MOVE INTO AND ENJOY. IT HAS 4 DOUBLE BEDROOMS,

- Single storey home in need of modernisation with superb views •
 - Four bedrooms and two bathrooms •
- Spacious and versatile accommodation with potential to extend into the loft space (STP) •
 - The total plot measures is in excess of 1.4 acres •
 - No near neighbours •
- Electric gated entrance, ample off-road parking and triple garage •
- Located off the A4042 providing great access to Abergavenny and the wider region •

DISTANCES FROM COED TREY

- Goytre 1.7 miles • Usk 5.7 miles • Abergavenny 5.9 miles •
 - Cwmbran 9.4 miles • Newport 13.5 miles • Chepstow 20.0 miles •
 - Monmouth 23.0 miles • Cardiff 24.5 miles • Bristol 55.0 miles •
 - London 147.7 miles • Cardiff Airport 39.5 miles • Bristol Airport 45.7 miles • Birmingham Airport 91.9 miles • Abergavenny Train Station 4.9 miles • Pontypool Train Station 5.2 miles • Cwmbran Train Station 7.8 miles • Newport Train Station 13.2 miles •
 - Bristol Parkway Station 36.2 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

Nantyerry is a small village in Monmouthshire renowned for the popular Foxhunter Inn. The village is located approximately six miles south east of Abergavenny and approximately five miles northwest of Usk. Just 1.7 miles away is Goytre. Goytre has Fawr Primary School, Goytre Arms public house, a doctor's surgery, Goytre Fish Bar and Goytre Wharf. Goytre Wharf has a café, superb walks along the canal and you can hire boats.

There are good connections to the main road network with the historic town of Usk being just 5.7 miles away. Usk offers a traditional shopping street with boutique shops, a range of hotels, restaurants, local primary school, doctors' surgeries and vets. The romantic ruin of Usk Castle is located near the town centre. Cwrt Bleddyn Hotel and Spa is located on the outskirts of Usk.

Abergavenny, a town known as the gateway to Wales, is located within easy access of the main road links to the A40, A449 and on to the M4/M5 and M50 motorway networks. Abergavenny hosts the Annual Food Festival which attracts thousands of visitors every year as well as an indoor weekly market in the town centre. The town also offers a wide range of amenities such as doctors and dental surgeries, supermarkets, excellent primary and secondary schools, and many high street and boutique shops. The Angel Hotel in the centre of Abergavenny, is just a stone's throw from Abergavenny Castle and offers award winning afternoon teas. The well renowned Hardwick and The Walnut Tree are also located on the outskirts of Abergavenny. Surrounding the town is stunning countryside and there are beautiful walks of the Brecon Beacons National Park and the nearby Monmouthshire and Brecon Canal.

THE PROPERTY

Coed Trey is an exceptionally spacious, well-proportioned bungalow offering a purchaser the chance to move in and enjoy it while adding their own style and flair to the property over a period of time.

A pathway from the garden leads up to the main entrance. Step through French doors into the entrance porch and a further step takes you up into the entrance hall. Within the entrance hall is an extremely deep cloaks cupboard. Various doors lead into the reception rooms.

The sitting room has a beautiful single glazed bay window with secondary glazing. Wonderful views of the front garden can be appreciated from here. There is also decorative wall panelling and a gas fire. Doors open into the dining room.

There is space in the dining room for a large banquet style table accommodating many guests. This room also benefits from a built-in crockery cupboard and a window over-looking the front aspect. French doors open into the conservatory.

The conservatory is of part UPVC construction with a polycarbonate roof and a ceiling fan. French doors open out to the rear patio and entertaining area.





The kitchen / breakfast room is located at the rear of the property and benefits from a wonderful view of the rear garden. There is plenty of storage in a range of base and wall units including two pantry cupboards. Between the cupboards is space for an under counter fridge. A stainless-steel sink with double draining boards is perfectly placed under the window. Within the work surface is a Neff hob and there is also a double oven. Sliding doors reveal a storage cupboard and the Worcester oil fired boiler.

A utility room provides space for a washing machine, tumble dryer, dishwasher, fridge freezer and under counter freezer. A cloakroom is accessed from the utility room as is the rear porch.

The four bedrooms are located in their own wing accessed from the entrance hall. Each bedroom has fitted wardrobes and a wonderful view of the garden. The principal bedroom has an en-suite shower room with a four-piece suite to include a shower, bidet, w.c and wash-hand basin.

A wet room comprises of a shower, wash-hand basin and vanity unit, bidet and w.c.

A loft hatch in the entrance hall opens to reveal wooden loft ladders. The ladders provide access into the part boarded attic space measuring approximately 1076 sq. ft. There could be potential to create further accommodation in the roof space subject to gaining independent advice and any necessary planning consents.

OUTSIDE

Electric gates open to reveal Coed Trey. The property sits towards the rear of its 1.44 acre plot, with a wraparound terrace to the front aspect. It is surrounded by its own gardens and bordered by fields and countryside.

At the bottom of the driveway is ample off-road parking and a triple garage with electric doors. Inside there is power, lighting and a vehicle inspection pit.

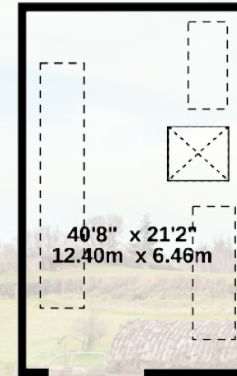
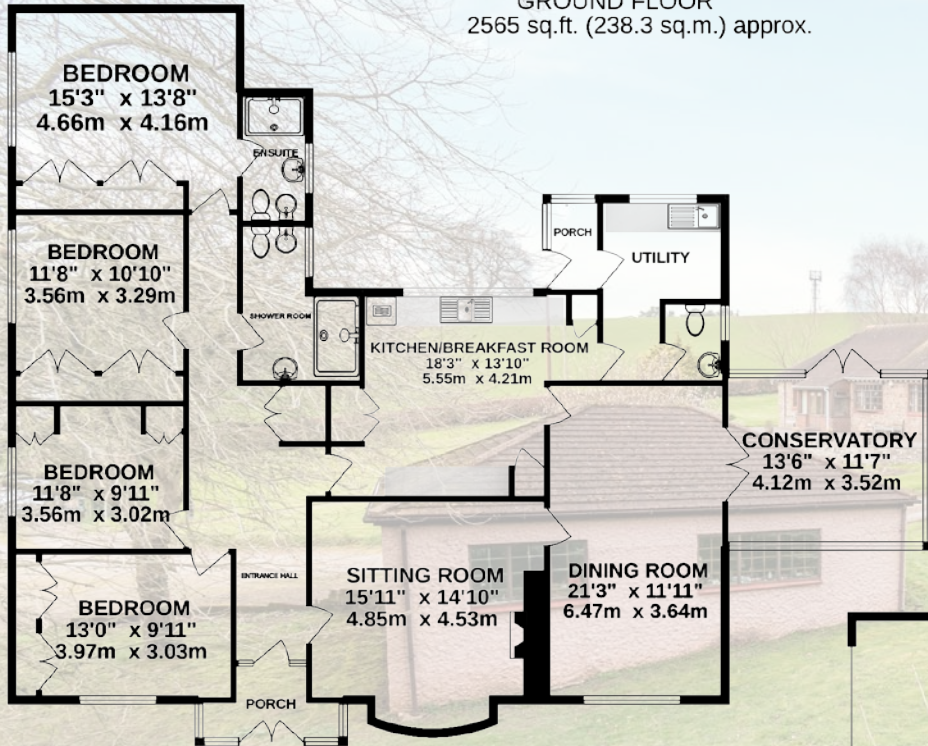
The drive continues up to an additional parking area level with the bungalow. Steps lead up to the upper lawn. At the rear of the property is a patio and entertaining area.

The gardens surrounding the property are mainly laid to lawn with some mature trees at the boundaries. Pleasant views across the neighbouring fields can be appreciated.

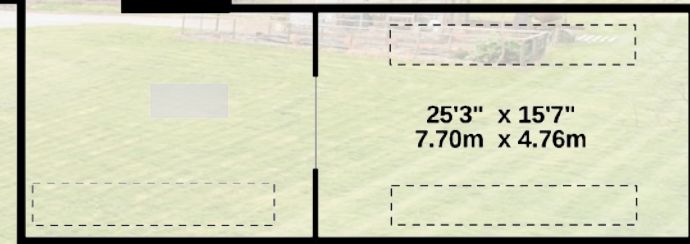
Behind the property is a Nissen Hut that has been there for many, many years. It is currently used as a storage shed. There is also a substantial greenhouse.

FLOORPLAN

GROUND FLOOR
2565 sq.ft. (238.3 sq.m.) approx.



ATTIC SPACE
1076 sq.ft. (99.9 sq.m.) approx.



TRIPLE GARAGE WITH PIT
29'2" x 22'3"
8.90m x 6.78m



TOTAL FLOOR AREA : 3640 sq.ft. (338.2 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

Services: Mains electricity and water, oil fired central heating and private drainage.

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: G

Tenure: Freehold

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From The Hardwick roundabout, Abergavenny take the A4042 signposted Cwmbran and Newport. Stay on the A4042 passing through Llanellen and Llanover and keep going until you reach the property on your left hand side. A for sale board will be in place at the property.

Postcode: NP7 9DL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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