



HAZELDENE

LLANTILIO CROSSENNY | ABERGAVENNY | MONMOUTHSHIRE



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HAZELDENE IS A SPACIOUS TWO-BEDROOM DETACHED BUNGALOW, OCCUPYING A GENEROUS 0.4 ACRE PLOT IN A DESIRABLE SEMI-RURAL LOCATION. SURROUNDED BY BEAUTIFUL OPEN VIEWS, THE PROPERTY OFFERS A PEACEFUL SETTING WHILE STILL BEING WITHIN EASY REACH OF LOCAL AMENITIES. WELL-PROPORTIONED THROUGHOUT, THE BUNGALOW PRESENTS AN EXCELLENT OPPORTUNITY FOR IMPROVEMENT, WITH SIGNIFICANT POTENTIAL FOR MODERNISATION AND EXTENSION (SUBJECT TO THE NECESSARY PLANNING PERMISSIONS).

- Detached bungalow in a rural yet accessible location •
 - Two double bedrooms •
- Well-proportioned accommodation throughout •
- Potential for modernisation and extension (STPP) •
- Private gated off-road parking for multiple vehicles •
 - Generous sized plot measuring 0.4 of an acre •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport/Cardiff/Bristol/London via the M4 •
 - Offered with no onward chain •

DISTANCES FROM HAZELDENE

Monmouth 7.2 miles • Abergavenny 8.5 miles
Hereford 23.0 miles • Newport 27.3 miles • Cardiff 38.5 miles
Bristol 48.1 miles • London 155 miles
Abergavenny Train Station 8.4 miles • Hereford Train Station 23.8 miles
Bristol Parkway Station 43.4 miles
Bristol Airport 51.8 miles • Cardiff Airport 52.0 miles
Birmingham Airport 87.6 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

Llantilio Crossenny is a small village in the community of Whitecastle, situated between the two towns of Abergavenny and Monmouth on the B4233 road. The Halfway public house in Talycloed is located just next to Hazeldene. The closest primary school can be found at Cross Ash.

Monmouth, located just 7.2 miles from Hazeldene boasts excellent schools including Haberdashers School Monmouth, Llangattock School Monmouth with Montessori Nursery, state of the art Monmouth Comprehensive School and a selection of Primary Schools. 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 activities. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing. At The Hendre just 2.8 miles away from Hazeldene is the prestigious Rolls of Monmouth Golf Club.

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. The cities of Cardiff, Bristol and Hereford are all within an hour's drive and connections to main line trains, reaching London Paddington in under 3 hours, can be found at the railway station in Abergavenny just 8.5 miles from the property. Abergavenny being just circa 6 miles from the border with England, is a thriving historic town which 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 Walnut Tree is 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

Hazeldene is a spacious two-bedroom detached bungalow set within a generous 0.4 acre plot, positioned in a sought-after semi-rural location. Enjoying far-reaching open views across the surrounding Monmouthshire countryside, the property offers a tranquil setting while remaining conveniently close to local amenities.

Upon entering, the hallway provides access to all rooms. The accommodation is well laid out and well-proportioned throughout, presenting an excellent opportunity for modernisation and potential extension (STPP).

The sitting room is a bright and comfortable space, featuring a large front-facing window that frames the picturesque countryside views. The kitchen/dining room is fitted with a range of base and wall units, a breakfast bar, and space for appliances. There is also a walk-in pantry and access to a separate utility room, which offers further space for white goods and a door leading to the rear garden.

The bungalow boasts two generously sized double bedrooms, each with broad windows offering pleasant outlooks to the front or rear aspect. A well-appointed bathroom completes the internal accommodation, comprising a WC, wash hand basin, and a bath with shower over.



OUTSIDE

Hazeldene is accessed via a gated driveway, providing ample parking for multiple vehicles and leading to an attached garage. The property sits within a generous 0.4-acre plot, enjoying a peaceful and private setting surrounded by open countryside. With rolling fields and woodland views in every direction, the grounds offer a wonderful sense of space and seclusion, ideal for those seeking a rural lifestyle with plenty of outdoor potential.

KEY INFORMATION

Services: Mains water, mains electricity, private drainage (septic tank) and oil fired central heating.

Tenure: Freehold

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: D

Local Authority: Monmouthshire County Council. Telephone: 01633 644 644

Viewings: Strictly by appointment with the selling agents

Directions: From the A40 at Monmouth follow the B4233 in a westerly direction onto the Rockfield Road B4233. Continue on the B4233 for approximately 6.5 miles passing through The Hendre. Stay on this road and Hazeldene will be found on the right-hand side just before The Halfway Pub.

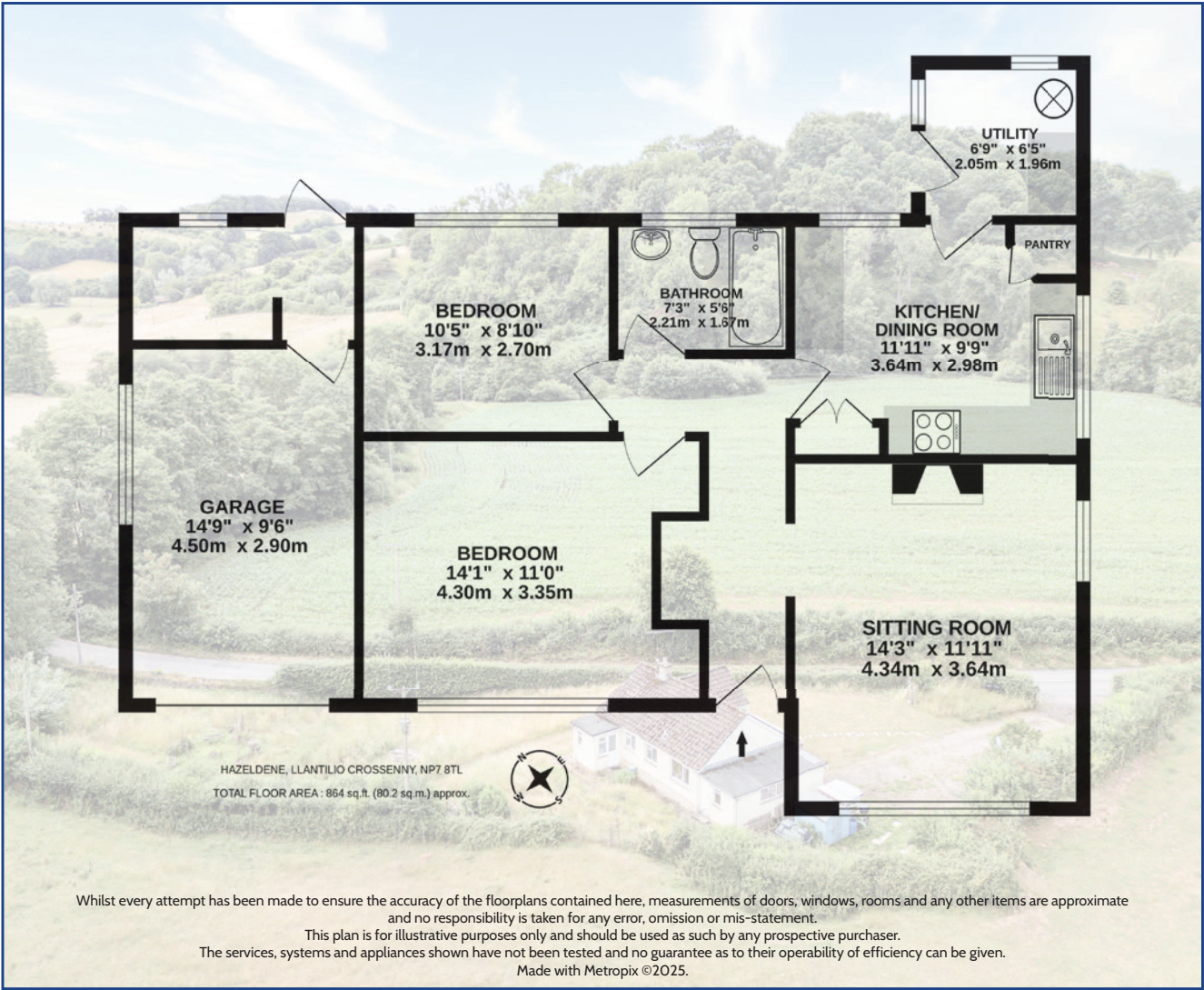
Postcode: NP7 8TL

WHAT3WORDS

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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		



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