



MOUNTAIN VIEW

LLANTILIO PERTHOLEY | ABERGAVENNY | MONMOUTHSHIRE

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AN EXCEPTIONAL EXTENDED FOUR BEDROOM DETACHED BUNGALOW POSITIONED WITHIN A DESIRABLE LOCATION ON THE OUTSKIRTS OF ABERGAVENNY. MOUNTAIN VIEW HAS BEEN EXTENDED AND RENOVATED TO A FANTASTIC STANDARD THROUGHOUT, THE PROPERTY BOASTS A GENEROUSLY SIZED PLOT OF CIRCA 0.5 ACRES AND SUPERB VIEWS OF IDYLIC ROLLING COUNTRYSIDE ACROSS NEARBY ABERGAVENNY AND BEYOND.

- An attractive four bedroom detached bungalow •
- Well equipped open plan kitchen/dining room •
- Spacious sitting room with breathtaking views •
 - Set within circa 0.5 acres •
- Double garage with extensive off-road parking •
- Within close reach of nearby Abergavenny and other major road networks connecting to the larger centres •

DISTANCES FROM MOUNTAIN VIEW

Abergavenny 2.5 miles • Crickhowell 8.2 miles • Raglan 11.2 miles
Usk 12.1 miles • Monmouth 14.1 miles • Newport 20.9 miles
Chepstow 22.8 miles • Hereford 23.2 miles
Cardiff 32 miles • London 161 miles

Abergavenny Train Station 2.7 miles • Newport Train Station 20.5 miles
Hereford Train Station 23.9 miles

Cardiff Airport 45.5 miles • Bristol Aiport 55.4 miles
Birmingham Airport 87.7 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

Mountain View is nestled within Monmouthshire countryside positioned inside the rural settlement of Llantilio Pertholey and within easy reach of Abergavenny. The area is blessed with first class restaurants including the renowned Walnut Tree Inn, The Bell at Skenfrith and The Black Bear Inn, Bettws Newydd. Within Abergavenny, noted for its world famous annual Food Festival, there is an extensive array of dining opportunities ranging from traditional 'pub grub' to more refined dining. The Angel Hotel in Abergavenny has been rejuvenated to its former glory and although most famous for its award-winning afternoons teas it has become the go to place to meet and is a real focal point and hub within the town. For wine lovers, The Sugarloaf Vineyard is a must as well as White Castle Vineyard with award winning wines which can be purchased from the Cellar Door and tours of the vineyards and wine tasting sessions can be arranged.

Mountain View is located just 2.5 miles from Abergavenny, a town known as the gateway to Wales and within easy access of the main road links to the A465, 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 2.7 miles from the property. Surrounding the town is stunning countryside and there are beautiful walks through the Brecon Beacons National Park and the nearby Monmouthshire and Brecon Canal.

Abergavenny is just 6 miles from the border with England and is a thriving market town with many high street boutique shops and still hosting a weekly indoor market in the town centre. For those with a historical interest Monmouthshire is packed with several notable assets including Abergavenny, White Castle, Skenfrith and Raglan Castles as well as Llanthony Priory and Tintern Abbey all within easy reach. The town also has a Waitrose and fantastic primary and secondary schools. Wernddu Golf Club, a scenic undulating parkland course overlooking Abergavenny, is just a short walk away and the respected Monmouthshire Golf Club at Llanfoist is also just a short drive away. Within the town the Borough Theatre hosts numerous events throughout the year ranging from comedy and musical acts to more traditional theatrical performances.

THE PROPERTY

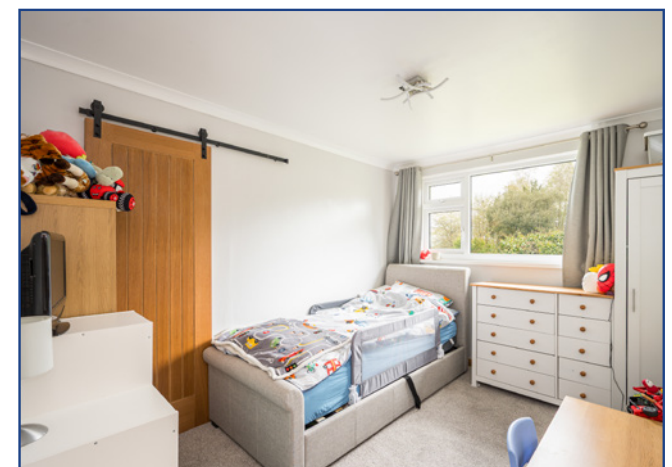
Mountain View presents an excellent opportunity to acquire an executive four bedroom detached bungalow situated within a prime position in the ever popular settlement of Llantilio Pertholey, nestled just a stones throw away from nearby Abergavenny.

A pathway leads from an extensive off road parking area through the gardens to the property, enter the property via the impressive open plan kitchen/dining room which is a well equipped space to cater for all culinary requirements. The kitchen boasts a range of shaker style units and houses a range of integrated appliances. This fantastic space is very much the heart of the home and offers plentiful space for cooking, dining and entertaining. Bi-fold doors lead from the kitchen/dining room onto a patio area which could be well utilised for al-fresco dining.

The kitchen/dining room seamlessly flows into the sitting room, the views are truly remarkable creating a magical space for relaxing and unwinding whilst admiring idyllic views across rolling Monmouthshire countryside. The sitting room features a vaulted ceiling and double height glazing to ensure the spectacular views across nearby Abergavenny and beyond are fully appreciated.

An inner hallway leads from the kitchen to four well proportioned bedrooms, it's a useful space for hanging coats and storing boots or shoes. There are also a range of useful fitted shaker style storage units within the hallway.

The principal bedroom is served via a newly fitted en-suite shower room and the remaining three bedrooms are served via a family bathroom.



OUTSIDE

Externally there are generously sized gardens which are mainly laid to lawn. The property benefits from an extensive off-road parking area and double garage/workshop. The gardens currently incorporate an arena and stable block which could be reinstated as gardens. The arena has a hard-standing base which could equally be utilised as additional parking or accommodate an additional building (STPP).

KEY INFORMATION

Services: Mains electricity, water, 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

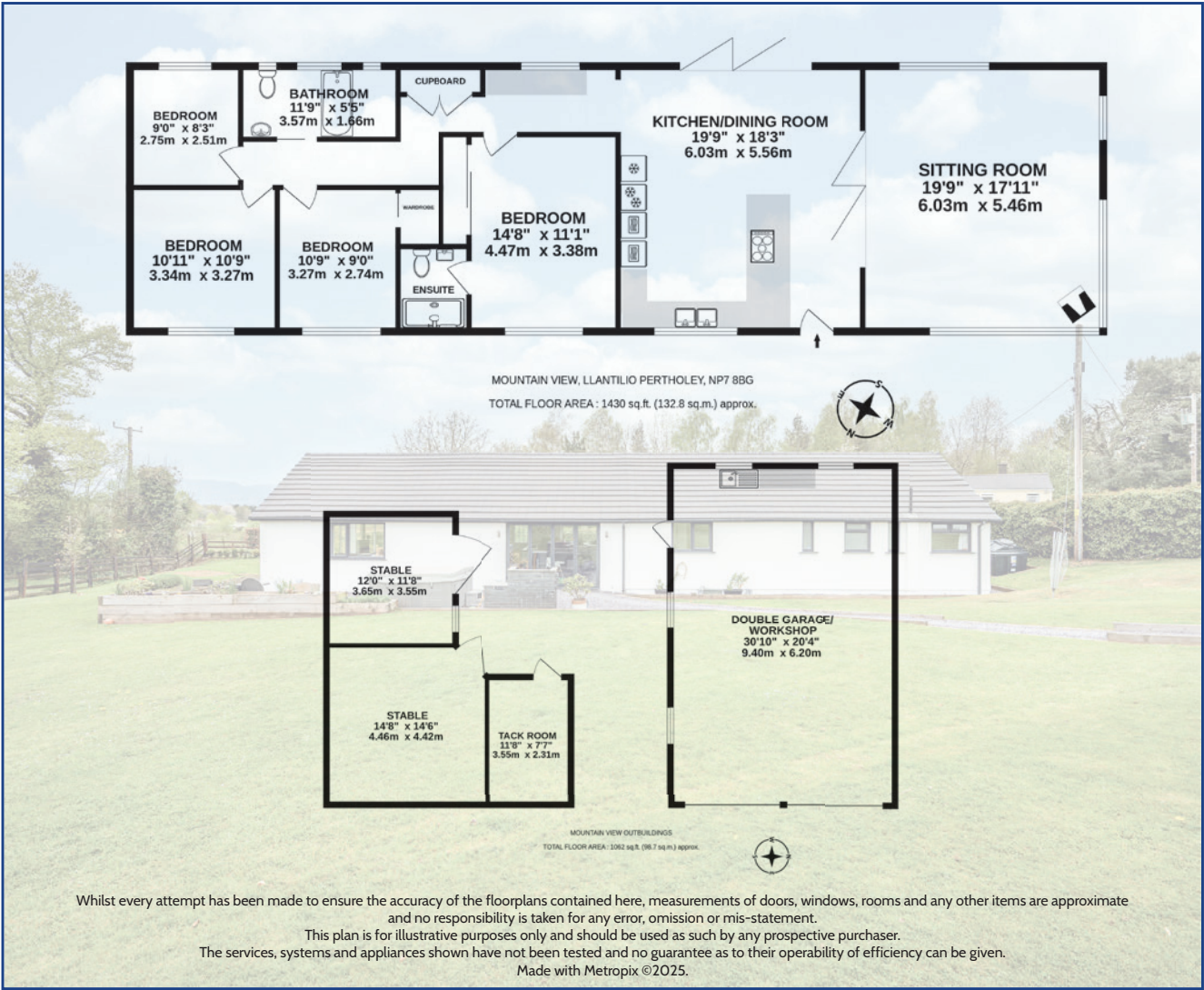
Directions: From the Hardwick roundabout in Abergavenny take the A465 towards Hereford. Proceed along this road for approximately 1 mile then turn right for Skenfrith on the B4521. At the T junction, Maindiff Court Hospital will be opposite you. Turn left and stay on B4521 for approximately 200 yards. Then turn right towards Blossom Touring Park. At the cross roads take the left turn onto Elms Lane. Immediately turn onto the driveway on the left hand side as you enter Elms Lane, follow this driveway and Mountain View is the second property on the right.

Postcode: NP7 8BG



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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