



TAL Y LAN

RAILWAY SIDE | CLYDACH | ABERGAVENNY | NP7 0RD



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A CHARMING, THREE BEDROOM DETACHED COTTAGE REQUIRING MODERNISATION THROUGHOUT. WITH A STONE BARN AND FIVE ACRES OF LAND THIS IS A SUPERB OPPORTUNITY FOR THOSE WHO DESIRE RURAL LIVING WITHIN EASY REACH OF THE HEADS OF THE VALLEYS ROAD MAKING IT EASY TO COMMUTE TO MAJOR CITIES.

- Attractive, detached three bedroom stone cottage •
 - In need of modernisation throughout •
- Two reception rooms and a ground floor wet room •
- Detached stone barn with potential to convert subject to planning •
 - Approximately 5 acres of land •
 - Offered with no onward chain •
- Registered under the County Parish Holding Scheme •
 - Grazing Rights •
 - Rural location but not isolated •
- Located within the beautiful Bannau Brycheiniog (Brecon Beacons National Park) •

DISTANCES FROM TAL Y LAN

Gilwern 1.9 miles • Govilon 2.5 miles • Abergavenny 5.9 miles • Crickhowell 6.1 miles • Pontypool 10.5 miles • Merthyr Tydfil 15.1 miles • Newport 23.5 miles • Cardiff 37.0 miles • Bristol 53.7 miles • London 160.4 miles • Abergavenny Train Station 6.4 miles • Newport Train Station 23.4 miles • Bristol Parkway Station 44 miles • Bristol Airport 53.3 miles • Cardiff Airport 53.8 miles • Birmingham Airport 74.5 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

Clydach is a village in Monmouthshire with its closest village being Gilwern and the closest town, Abergavenny. It has a community hall, pub, a cycle path that is on the National Cycle Network and has excellent transport links due to its proximity to the Heads of the Valleys Road.

Gilwern is located beside the Monmouthshire and Brecon Canal and has a primary school and a nursery along with convenience stores, several public houses and a garage. The Clydach Gorge is a steep-sided valley running from Brynmawr in Blaenau Gwent to Gilwern in Monmouthshire. The Gorge is included within the Brecon Beacons National Park and is a tourist destination in its own right, with facilities including, footpaths, a picnic area and the National Cycle Network. You can discover Smart's Bridge, a cast iron bridge and the remains of a late 18th-century ironworks.

Abergavenny, just 5.9 miles away from the property and circa 6 miles from the border with England, is a thriving historic town that 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.

Just 6.1 miles from Tal Y Lan is Crickhowell, also a thriving community with a range of amenities to include primary and secondary schools, dentists, doctors surgeries, restaurants and public houses.

THE PROPERTY

Tal Y Lan is being sold for the first time in almost 40 years. Although it does require modernisation throughout it is perfectly habitable, so the new owner could move in and take their time adding their own style and flair to the property over a period of time. Located on the slopes of Clydach, it sits in an elevated position with rural, countryside walks from the doorstep. Internally the cottage has some unusual shaped rooms which adds to the overall character and charm the property offers.

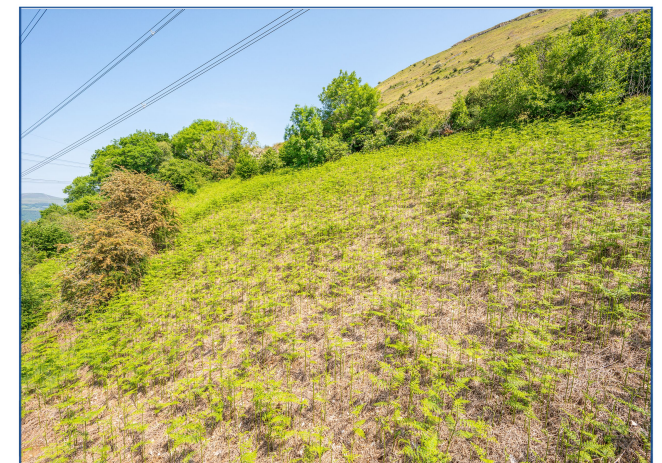
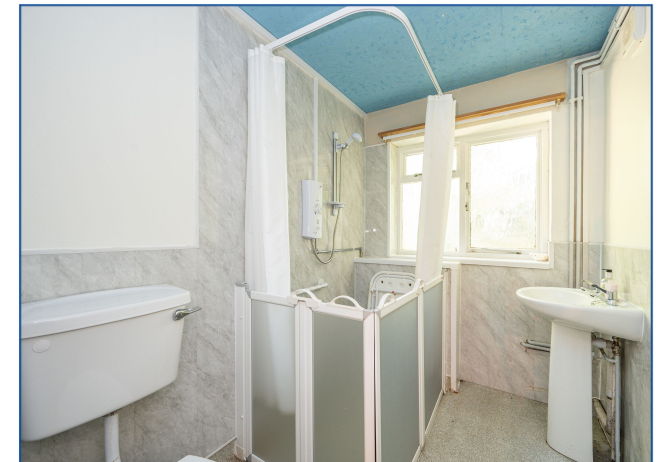
Step inside and into the main entrance where doors lead to the two ground floor reception rooms, a snug and a living room. The living room has a stone fireplace and a window with a pleasant outlook to the front aspect.

The kitchen has a range of white base and wall cabinets and a sink underneath the window also overlooking the front aspect. There is space for an American style fridge freezer and space in the centre of the kitchen for a dining table and chairs. An external door opens out to the side aspect.

A door from the kitchen provides access into an inner hallway, which in turn leads to a wet room and a generous store room.

Stairs lead up to the first floor landing. The landing area has a vaulted ceiling so it feels spacious.

There are three double bedrooms each having a view of the front or side aspects.



OUTSIDE

Tal Y Lan has an attractive front garden with a pathway leading through the lawn and up to the cottage. Beyond the cottage is an area that was previously designated for vegetable produce and a place to keep chickens.

A five bar gate from the road provides a separate access up to the attractive stone barn that could have potential for conversion subject to seeking and carrying out any necessary planning consents.

There are approximately 5 acres of hillside pasture and woodland which comprises of a lower and upper field, divided by a footpath. The property also benefits from further grazing rights for 25 sheep or 5 cattle or 5 horses on the common above the upper field.

We are advised that National Grid PLC have the right to cross the land at Tal Y Lan in order to access and maintain the pylons located in the neighbouring fields.

KEY INFORMATION

Services: The property benefits from mains water, electricity, oil fired central heating and private drainage (septic tank).

Fixtures and fittings: Only those items specifically mentioned in these particulars will be included in the sale.

Tenure: Freehold with vacant possession upon completion


Local Authority: Monmouthshire County Council. Telephone 01633 644644

Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

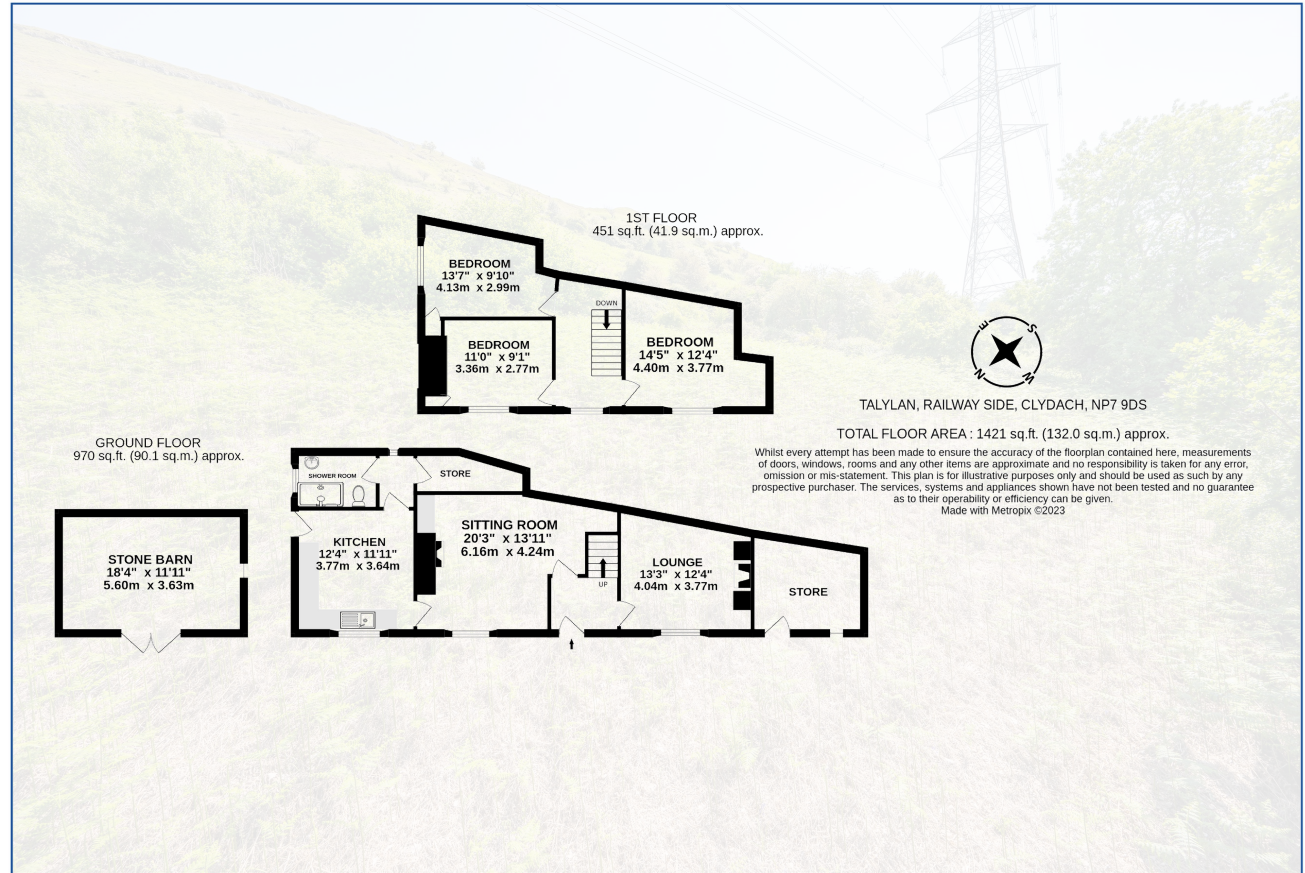
Sale Method: The property is offered for sale by Private Treaty.

Directions: From Govilon join Church Lane which in turn joins Twyn Allwys Road. Stay on this road and after a short distance choose the left hand fork in the road. When you reach the grassy triangle turn right and stay on this lane until you reach another fork in the road and a sign stating 'access to residents only'. Take the left fork and the property will be on the left after a short distance.

Viewings: Strictly by appointment with Powells – 01600 714140

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



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