



CRACK-IN-VIEW

BRYN-Y-GWENIN | ABERGAVENNY | MONMOUTHSHIRE



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A SUPERB OPPURTUNITY TO AQUIRE AN EXCEPTIONAL, ULTRA MODERN, DETACHED PROPERTY BOASTING PICTURESQUE, PANORAMIC VIEWS ACROSS ROLLING COUNTRYSIDE. THE PROPERTY IS EXTREMELY SPACIOUS WITH THREE DOUBLE BEDROOMS, THREE EN-SUITE BATH/SHOWER ROOMS, GROUND FLOOR WET ROOM AND TWO RECEPTION ROOMS.

- 2330 sq feet of accommodation •
- Three double bedrooms, three en-suite bath/shower rooms and a ground floor wet room •
- Impressive, modern open-plan kitchen/family room with bi-fold doors leading to rear garden •
- Principal bedroom with en-suite bathroom and bi-fold doors giving access to a private balcony •
- Low maintenance garden •
- Ample off-road parking and double car port •
- No onward chain •

DISTANCES FROM CRACK-IN-VIEW

Abergavenny 3.5 miles • Monmouth 14.3 miles • Newport 22.0 miles
Hereford 24.2 miles • Cardiff 35.3 miles • Bristol 42.6 miles
London 159.0 miles • Abergavenny Train Station 4.0 miles
Newport Train Station 21.5 miles • Cardiff Central Train Station 34.2 miles
Cardiff Airport 47.5 miles • Bristol Airport 55.2 miles
Birmingham Airport 86.8 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

Bryn-Y-Gwenin is a small hamlet located on the outskirts of Abergavenny nestled underneath The Skirrid mountain. There are many walks available straight from your doorstep including climbing The Skirrid. Also located within walking distance is the Michelin starred restaurant 'The Walnut Tree' which has been known as a food lovers destination since the early 1960's. With it's cosy open-fired bar and dining room hung with colourful art it's highly rated by both locals and visitors to the area. The Copper Kettle tea room is also a short walk away. The quaint tea-shop with gifts and garden plants, found at the foot of the Skirrid provides breakfasts, light lunches and delicious home made cakes.

Just 3.5 miles away from Crack-in-View is 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 4.0 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. The Angel Hotel in the centre of Abergavenny, close to Abergavenny Castle offers award winning afternoon teas. The town also has a Waitrose supermarket and fantastic primary and secondary schools.

Monmouth, located just 14.3 miles from Crack-in-View boasts excellent schools including Haberdashers independent boys and girls schools, 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 PROPERTY

Crack-in-View, the name of the property speaks for itself, it really does have a cracking view. Built in 2019 with 2330 sq feet of accommodation the property would accommodate four bedrooms however the current owners wanted to create a front to back principal bedroom suite, sacrificing the fourth bedroom to do so.

Step inside and into the spacious, light and airy entrance hall with doors leading into the ground floor reception rooms.



The kitchen/family room has been completed to an excellent standard and benefits from a range of floor to ceiling cabinets, a centrally located island and integral appliances to include an induction hob fitted into the island unit, fridge freezer, oven, microwave and dishwasher. There is also a separate breakfast bar.

Open plan to the kitchen is a superb family room with bi-fold doors leading to the outdoor deck which creates a continuous entertaining space between the house and the garden during the warmer summer months.

Located off the kitchen is a utility room and ground floor wet room. The utility room has base units, space for a washing machine and a sink conveniently located below a window overlooking the front aspect.

Completing the ground floor is the dining room and sitting room. The dining room windows frame views to the rear aspect. Doors open into the sitting room which benefits from a built in, contemporary electric flame effect fireplace and windows overlooking the front aspect.

From the entrance hall, stairs lead up to the first floor horseshoe style landing, three ensuite bedrooms and an additional balcony which is a great spot to soak up the amazing views.

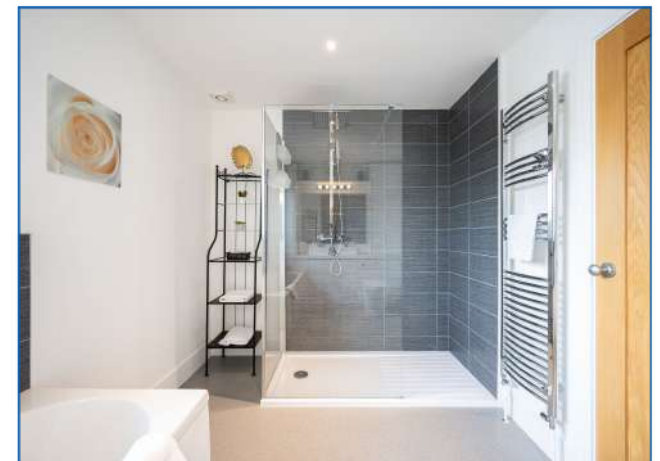
The principal bedroom that is large enough to incorporate two standard sized bedrooms is designed to be minimalistic within the main bedroom area. Bi-fold doors open onto the balcony which has been designed with glass balustrades to minimise interruption to the spectacular views. Behind the main bedroom is an exquisite dressing area and generous bathroom.

Bedrooms two and three are identical in size and layout and both benefit from an en-suite shower room, fitted mirrored wardrobes and views of the rolling countryside to the rear aspect and The Skirrid to the front aspect respectively.



OUTSIDE

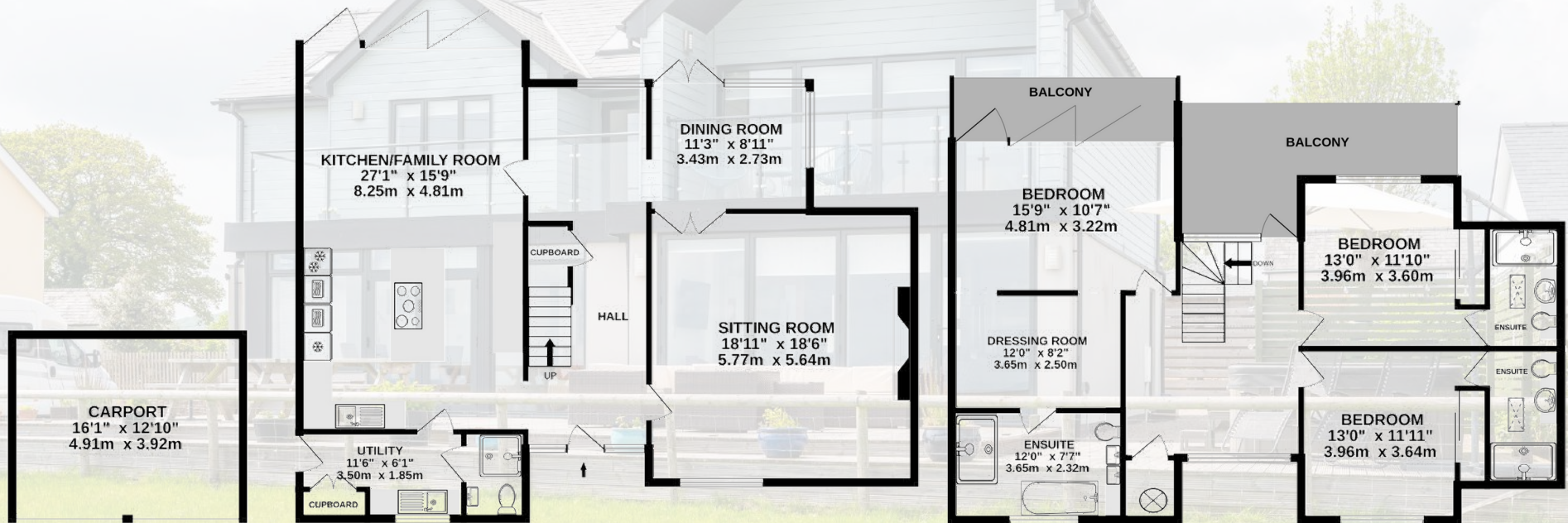
A driveway utilised by both Crack-in-View and the neighbouring property leads you to a double bay car port. Pathways to each side of the property take you into the low maintenance rear garden. A deck wraps around two sides of the property which provides adequate space for a hot tub (hot tub not included). It is perfect for al fresco dining during the warmer summer months and entertaining guests all while absorbing the gorgeous countryside views.



FLOORPLAN

GROUND FLOOR
1392 sq.ft. (129.3 sq.m.) approx.

1ST FLOOR
939 sq.ft. (87.2 sq.m.) approx.



CRACK IN VIEW, BRYN Y GWENIN, NP7 8AB

TOTAL FLOOR AREA : 2330 sq.ft. (216.5 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, water and drainage 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.

Local Authority: Monmouthshire County Council.
Telephone 01633 644644

Council Tax Band: E

Viewings: Strictly by appointment with the selling agents

Agents Notes: The property is currently run as a successful holiday let but was initially designed as a forever home.

Directions: From the Hardwick roundabout, Abergavenny, take the A465 signposted to Hereford. Continue for approximately 2 miles until you see a sign for Skenfrith. Turn right onto the B4521 and keep going until you reach the T junction opposite Maiddiff Court Hospital. Turn left onto the Old Ross Road and continue for 2 miles. You will see a sign to Bryn-Y-Gwenin and a bus shelter on the right. Turn sharp right and after approximately 0.5 miles you will see Crack-in-View on the right.

Postcode: NP7 8AB

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Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B	82 B	99 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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