



VALLEY VIEW

BRYN-Y-GWENIN | ABERGAVENNY | MONMOUTHSHIRE



VALLEY VIEW

BRYN-Y-GWENIN | ABERGAVENNY | MONMOUTHSHIRE | NP7 8AB

VALLEY VIEW IS AN EXECUTIVE DETACHED FAMILY HOME OVERLOOKING EXCELLENT VIEWS OF ROLLING COUNTRYSIDE. SET IN A PREMIUM POSITION, THE PROPERTY IS EXTREMELY SPACIOUS AND VERSATILE WITH FOUR DOUBLE BEDROOMS PLUS AN ADDITIONAL ROOM ABOVE THE GARAGE, TWO BATHROOMS, NUMEROUS RECEPTION ROOMS AND A DOUBLE GARAGE.

- 3132 sq feet of accommodation across two floors •
 - Four double bedrooms and two bathrooms •
- Principal bedroom with en-suite bathroom and fitted wardrobes •
 - Superb kitchen with centrally located island •
 - Separate sitting room, dining room and study •
 - Double garage with room above •
 - Ample off-road parking •
- Within walking distance of popular Michelin starred restaurant •
 - No onward chain •

DISTANCES FROM VALLEY 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 Valley 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 Valley 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

Valley View was built in 2004 by the current owners and has been a well-loved home for many years. Its desirable position and breathtaking views make this property an extremely desirable prospect.

Step inside and into the vast entrance hall with doors leading to the ground floor reception rooms, a cloakroom and a study.



The main focal point of the sitting room is the brick fireplace with stone hearth and wood burning stove. There are windows to the front and side aspect and French doors that open out to the rear garden.

The dining room has windows to the rear aspect that frame spectacular views of the rolling countryside.

The kitchen is a fantastic space with a range of base and wall cabinets wrapping around the central island. There is an integral dishwasher, breakfast bar and space for a Range style cooker. From the kitchen there is an archway into the conservatory that has many windows allowing light to flood in and where panoramic views can be appreciated. French doors open out to the garden.

A further archway from the kitchen allows access into the utility room which has space for a washing machine and a fridge freezer. There is also a pantry cupboard, sink, an external door leading out to the garden and internal doors into the garage and cloakroom. Stairs from the utility room take you up to a multi purpose room built above the double garage. This space could be utilised as a games room, office, home gym or potentially a guest bedroom.

From the entrance hall stairs lead up to the first floor landing to four double bedrooms and the family bathroom.

The principal bedroom has a range of fitted bedroom furniture including mirrored wardrobes and bedside units and has an archway through to the ensuite bathroom.

Bedrooms two and three both have fitted wardrobes and a view of the rolling countryside and The Skirrid respectively. Bedroom four also has a view to the rear aspect.

The family bathroom includes a bath, corner shower unit, wash hand basin and w.c.

OUTSIDE

A driveway shared with just one neighbouring property leads you to an ample off-road parking area in front of the double garage. The garage has electric roller doors and offers vast amounts of storage.

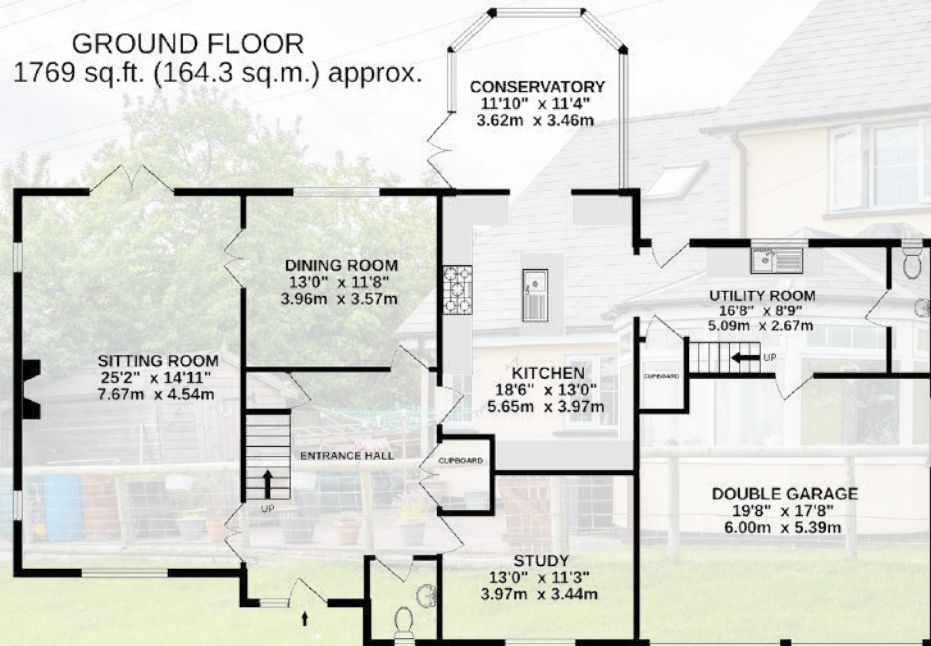
The rear of the property is mainly laid to lawn and there is a private gated patio area located behind the garage. The views over surrounding countryside really take your breath away and can be soaked up whilst al-fresco dining during the warmer months.

Additional parking is also available to the side of the property with enough room to park a larger vehicle such as a caravan or campervan.

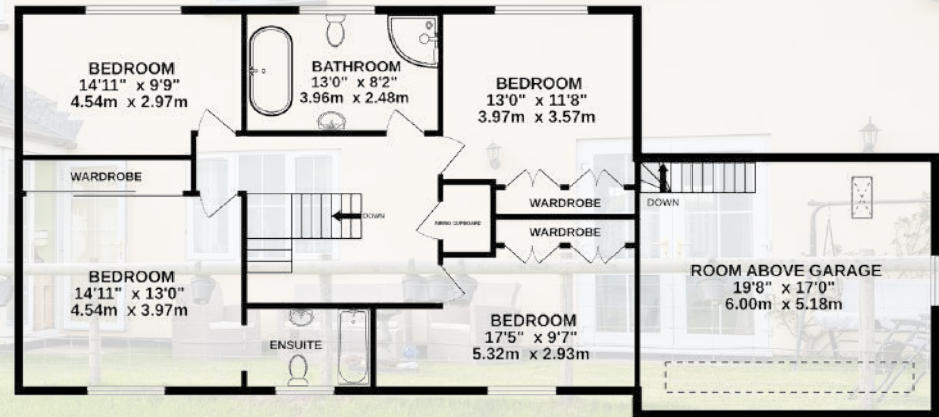


FLOORPLAN

GROUND FLOOR
1769 sq.ft. (164.3 sq.m.) approx.



1ST FLOOR
1363 sq.ft. (126.6 sq.m.) approx.



VALLEY VIEW, BRYN Y GWENIN, NP7 8AB

TOTAL FLOOR AREA : 3132 sq.ft. (290.9 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.

Made with Metropix ©2023



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.

Council Tax Band: H

Local Authority: Monmouthshire County Council.
Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

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 Maindiff 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 Valley View on the right.

Postcode: NP7 8AB

 paries.huddle.snoozing

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Powells Chartered Surveyors, Land and Estate Agents
Singleton Court Business Park, Monmouth, NP25 5JA

Telephone: 01600 714140
Email: enquiries@powellsrural.co.uk

WWW.POWELLSRURAL.CO.UK

IMPORTANT NOTICE

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or vendors. Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Information is given entirely without responsibility on the part of the agents, sellers or lessor. The photographs show only certain parts of the property as they appeared at the time they were taken and any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment, appliances or facilities. Purchasers must satisfy themselves by inspection and relying upon their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared May 2023