



# Neuadd View

## Cwmyoy, Abergavenny, Monmouthshire

A detached rural Bungalow situated in a stunning location & position within the Llanthony Valley and offered with the benefit of several small paddocks

- Spectacular location within Llanthony Valley • Elevated position with attractive views •
- Three Bedroom Bungalow • Requires some refurbishment / modernisation •
- Two paddocks with timber stabling • In total 1.21 acres •



# Neuadd View

Cwmyoy, Abergavenny, Monmouthshire, NP7 7NS

An appealing rural property offering an excellent property project, with the opportunity for a purchaser to update and refurbish the property to their own requirements. Neuadd View enjoys an elevated position with beautiful views across the Llanthony Valley, a short distance from the hamlet of Cwmyoy.

The property comprises a three bedroom Bungalow, with a spacious garden area and two compact grazing paddocks, along with a timber framed stable building and tack store. In all Neuadd View extends in total to approximately to 1.21 acres.

Cwmyoy – 0.25 mile

Llanthony – 3.5 miles

Abergavenny – 7.2 miles

Hereford – 20 miles

- Accessible location within stunning Llanthony Valley
- Close to settlement of Llanvihangel Crucorney & A465 direct access to Hereford and Abergavenny
- Three bedroom Bungalow
- Subject to Agricultural Occupancy Condition – Valid Certificate of Lawful Occupation in place
- Accommodation requires some modernisation and refurbishment
- Grazing paddocks & timber stable building
- EPC Rating: F

## Location & Situation

Neuadd View is situated in an elevated position within the beautiful and renowned Llanthony Valley, a short distance from the hamlet of Cwmyoy. The property enjoys a private setting and benefits from lovely views over open countryside within the Brecon Beacons National Park.

The property enjoys a very good location close to the Monmouthshire/Herefordshire Border, with easy access to the village of Llanvihangel Crucorney and A465, which directly connects to Abergavenny and Hereford.



## Description

Neuadd View comprises a single storey bungalow of principally block and render construction under a pitched tiled roof with timber framed windows throughout. The property offers compact accommodation which is in need of some modernisation and refurbishment. Neuadd View offers the opportunity to any purchaser to modernise and refurbish the property to their own requirements. The accommodation is briefly described in further detail below;

## Accommodation

The internal accommodation comprises;

Front door leading into **Entrance Hallway**, which provides access to all principal rooms;

**Sitting Room** (4.74m x 3.79m) triple aspect reception room with attractive stone hearth and woodburner with exposed stone chimney. TV point. Radiator;

**Kitchen / Dining Area** (4.18m x 3.96m + 3.03m x 2.14m) range of separate base units with integral sink, wall units, airing cupboard, Stanley Range Cooker, door to;

**Utility Room** (2.94m x 2.37m) with storage shelves and door into Log Store and door to outside side yard area;

**Bedroom 1** (3.86m x 3.01m) Double bedroom with double width window to side aspect;



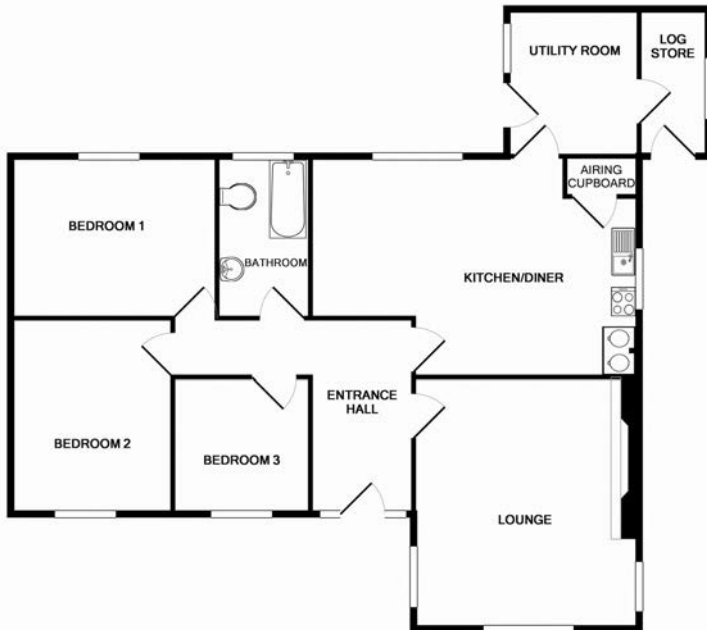
**Bedroom 2** (3.64m x 2.93m) Double bedroom with window to front aspect;

**Bedroom 3** (3.03m x 2.65m) Single bedroom with window to front aspect;

**Bathroom** (3.02m x 1.84m) Bath with overhead shower attachment, WC, Basin, Vinyl timber effect floor.



## Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Outside

To the front aspect of the Bungalow is a useful hard standing parking area for several vehicles which is accessed via a private driveway. To the side aspect is a useful lawned garden area with flower and shrub borders.

To the east of the Bungalow is a timber stable building with two loose boxes and full length lean-to tack store.

Two compact and enclosed grazing paddocks lie either side of the private driveway and Bungalow. The paddocks are mainly gently to more steeply sloping in parts however offer valuable grazing for any hobby livestock or equestrian interests.

## Services

Electricity is connected to the Bungalow. Water is by way of a Private supply from a Spring. Foul drainage to septic tank. Heating is by way of solid fuel Stanley which provides central heating and hot water.

## Agricultural Occupancy Condition - CLEUD

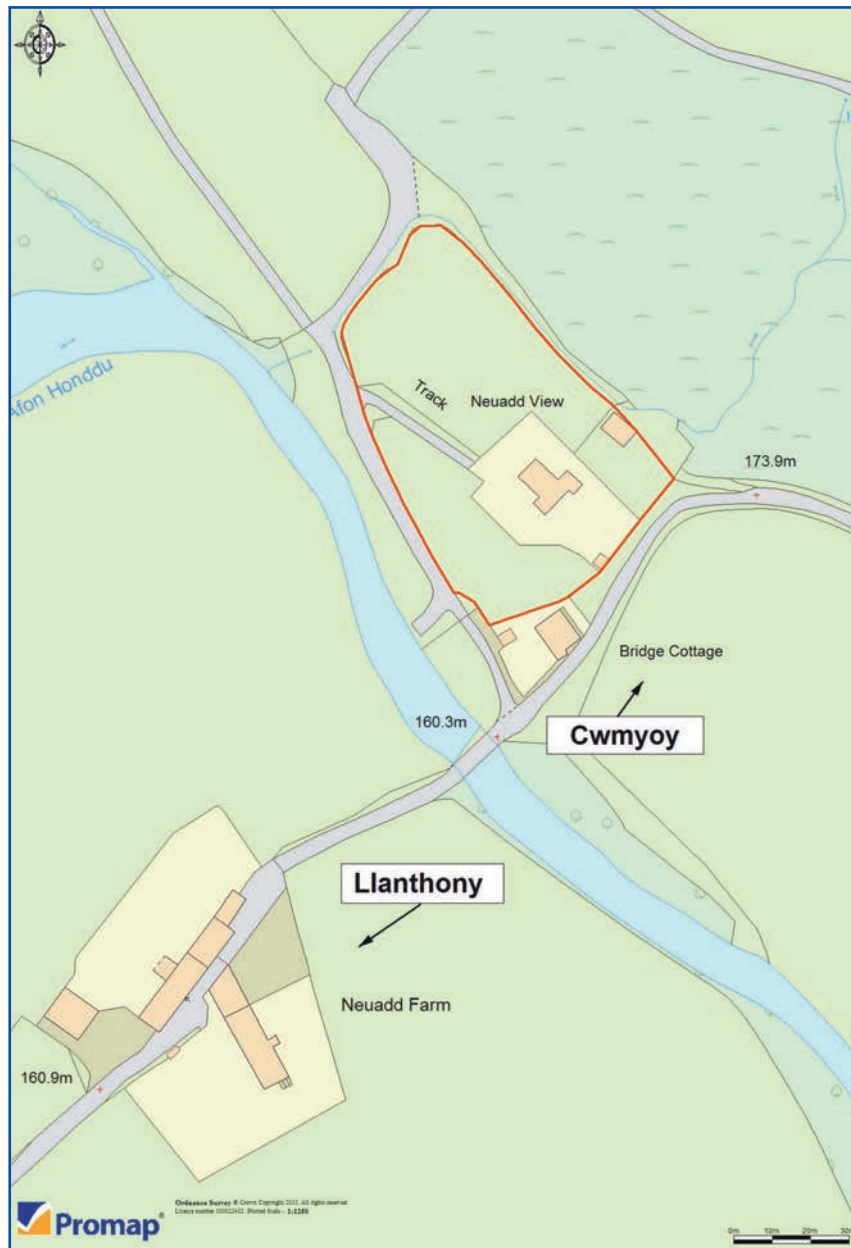
It is understood that the original planning consent for Neuadd View contained an Agricultural Occupancy Condition. A Certificate of Lawful Existing Use or Development has been obtained for the property, under Planning Application Reference 15/12645/CPE, granted 22nd October 2015. This CLEUD prevents enforcement action being taken for non-compliance with the Agricultural Occupancy Condition.

## Fixtures & Fittings

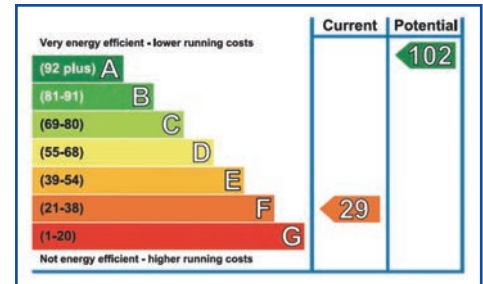
All internal fixtures and fittings within the Bungalow are excluded from the sale, however may be available by separate negotiation.

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## Energy Performance Certificate



## Sale Method

The property is offered for sale by Private Treaty. The vendor and selling agents reserve the right to sell the property by Tender, or Auction, to conclude the sale process.

## Directions

From Abergavenny proceed along the A465 towards Hereford. After entering the 50mph speed limit at Llanvihangel Crucorney, fork left entering the village of Llanvihangel Crucorney, signposted Llanthony Priory. Continue following signs for Llanthony Priory, turning left immediately after the Skirrid Inn Public House. Follow this unclassified road towards Cwmyoy, passing the Queens Head Public House on right hand side. Ignore the right hand turning signposted Cwmyoy immediately after the Queens Head, and continue until the next right hand turning signposted Cwmyoy. Take this turning and follow the lane, passing Neuadd Farm. Immediately after passing over the bridge across the River Honddu, take the private lane on the left. The entrance to Neuadd View is then situated on the right hand side.

## Viewings

Strictly by appointment with the selling agents – Powells. Telephone: 01600 714140.

## Local Authority

Monmouthshire County Council. Tel: 01633 644644.

Neuadd View is classified as Band F for Council Tax purposes.

## Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit of all wayleaves, easements and public/private rights of way, that affect or benefit the property, whether these are specifically referred to within these particulars or not. The property has the benefit of a right of way over the private lane leading to the entrance of Neuadd View from the Cwmyoy Lane.



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