



# I GLAN HONDDU

LLANTHONY | ABERGAVENNY | MONMOUTHSHIRE | NP7 7NL

# 1 Glan Honddu

Nestled in the picturesque Llanthony Valley, 1 Glan Honddu stands as a semi detached house believed to have been built circa 1954 for forestry workers. The house requires substantial modernisation and offers the opportunity for a purchaser to update to their requirements and taste. The gardens immediately adjoining the house offer the prospect for further landscaping which could create a tranquil retreat.

- Semi detached three bedroom house
- Located in the popular valley of Llanthony
- Set in extensive gardens and woodland
- Requiring modernisation
- Potential for extending the footprint of the property (subject to necessary planning permissions)

## STEP INSIDE

The three bedroom property briefly comprises; entrance porch leading to the inner hall providing access to both sitting rooms, with open fireplaces. To the rear aspect of the house is the galley style kitchen, equipped with base and wall cupboards. The ground floor accommodation is completed with two store rooms and W.C. Stairs rise to the first floor where there are two front facing bedrooms and a smaller bedroom to the rear, overlooking the garden. There is a fitted bathroom with W.C, wash basin and electric shower over the bath. Rarely do properties come available to the open market in the Llanthony Valley and 1 Glan Honddu has been in the same ownership for the last 40 years. With such a large plot the property could offer itself to being extended (subject to necessary planning permissions) without compromises being made to the delightful outside space.





## STEP OUTSIDE

The property is approached off a single track country lane through double metal gates with a driveway offering plenty of parking. The grounds extend to circa just under ½ and acre which includes the main gardens adjoining the house to the rear and fore. Additional to the gardens which are predominantly lawn areas there is a woodland to the north-westerly aspect of the plot where there a number of storage sheds located within. Closer to the house is a double length outbuilding which has been used as a garage as well as two further garden sheds.

## AGENTS NOTES - CONSUMER PROTECTION REGULATIONS

Estate Agents are obliged, under the Consumer Protection Regulations, to provide any prospective buyers with any material information relating to properties that are being marketed. Parrys are committed to providing as much information as possible to enable buyers to make an informed decision with regard to both viewing and offering on a property.

The property can not be used for any other purpose other than a private dwelling. Probate has been granted.

## ASKING PRICE

Offers in Excess of £375,000

## LOCATION

The areas of Llanthony are popular with walkers, horse riders and cyclists. The village of Llanthony has a public house, The Half Moon, and a bar and restaurant at The Priory. The famous Offas Dyke path is accessible nearby and is a very popular area for hill walkers all year round. Hay-on-Wye is approximately 8 miles away, and is renowned for its selection of books shops and holds an annual Book Festival, that attracts many celebrities and visitors to the area. The historic market town of Abergavenny is approximately 14 miles, and has excellent amenities, including hospital, primary and secondary schools, vibrant shopping centre and has links to the the A449/A40 and A465. These A Roads lead to the motorway networks of M4/M5 and M50. The cities of Bristol and Cardiff are approximately 50 miles and 40 miles respectively from Abergavenny. The railway station in Abergavenny connects to the larger stations of Newport, Bristol, Cardiff and Hereford.

## DIRECTIONS

From Abergavenny take the A465 towards Hereford. After approximately 5 miles take the left hand turning signposted Llanvihangel Crucorney. Continue for a short distance and turn left after the Skirrid Inn towards Llanthony where the property will be found on the left hand side approximately half a mile prior to entering the village itself.

## TENURE

Freehold.

## ENERGY PERFORMANCE RATING

G

## SERVICES

We are advised that the property is connected to mains electricity, and water. Coal fires. Private septic tank drainage (shared with neighbour).

Broadband:

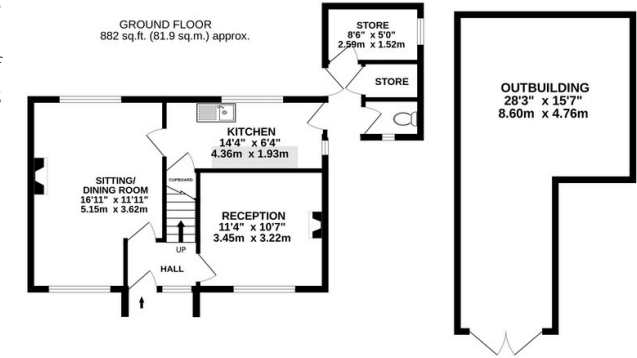
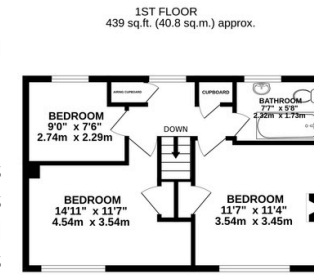
Standard broadband available subject to providers terms and conditions. Please make your own enquiries via:

[https:// www. openreach.com/fibre-broadband](https://www.openreach.com/fibre-broadband)

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02 (Outdoors). Please make your own enquiries via:

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TOTAL FLOOR AREA : 1321 sq.ft. (122.7 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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## LOCAL AUTHORITY

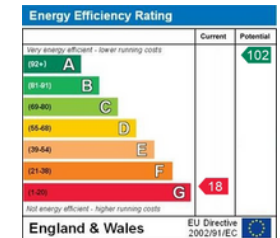
Monmouthshire County Council.

## COUNCIL TAX

Band - E. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

## FIXTURES AND FITTINGS

Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.





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