



# 8-10 LONG ROW

LLANELLY HILL | ABERGAVENNY | MONMOUTHSHIRE | NP7 0NN



# 8-10 Long Row

Formerly three quarrymen's cottages, one of which served as the village shop, this four bedroom end of terrace property situated in a large plot in a semi-rural location with spectacular views over the surrounding countryside. The accommodation is well presented throughout offering a mixture of character with a modern style. The property benefits from having a large detached outbuilding which is currently being used for storage.

- Semi-rural location with a large plot circa 0.75 acres
- Spectacular views over the surrounding countryside
- Outbuilding which is currently being used for storage.
- Offering a mixture of character with modern comforts
- Off road parking

## STEP INSIDE

Entering through the porch at the rear of the property the front door opens onto a small landing with steps up to the first floor and steps down to the ground floor hallway. Doors from the hallway lead off to the family room with wood burner set back on a raised hearth, sitting room, useful utility room and downstairs shower room. The sitting room has a door leading through to the large open plan kitchen/diner with space for a dining table at one end and the oak kitchen nestled into the other end. A part glazed door leads out to the garden. To the first floor are four bedrooms, three of which have oak beams running across the vaulted ceilings and the fourth which is being used as an office by the current owner. A family bathroom completes the first-floor accommodation.







### STEP OUTSIDE

Situated within approximately 0.75 acres of gardens. The gardens are to the front and side of the property and are mainly laid to lawn with raised stone flower beds and shrub borders, various trees and enclosed by hedgerow and stone walling. There is a detached outbuilding, enclosed chicken coop and there are ruins of further dwellings, including a public house, to be found within the gardens. The parking area is to the rear of the property where there are 3 allocated parking spaces.

### AGENTS NOTES

There is a pedestrian right of way across front of cottage for next door neighbours (5-7) and postman only.

### DIRECTIONS

From Abergavenny take the A465 Heads of the Valleys Road towards Merthyr Tydfil. Take the left hand turning BEFORE the fly over, signposted Clydach South. Continue up Station Road and through Clydach until reaching Llanelly Hill. Turn right into Quarry Road. Follow this road for 1.1 miles then take a right hand turning before the cattle grid. Proceed along this road for circa 0.3 miles and take the next right hand turning down to Long Row. The property is the furthest house on the right hand side.

### 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.

### LOCATION

The village of Llanelly Hill is situated on a hillside above the Brecon and Monmouthshire Canal and the River Usk, and within the Brecon Beacons National Park. Around 3 miles away is Crickhowell, a thriving community with individual shops and a range of amenities including library, doctors' surgery, dentist, schools, restaurants and public houses. The market town of Abergavenny, approximately 5 miles from the property, offers a wider range of amenities including shops, primary and secondary schools, banks, doctors, dentists, library and a general hospital. Abergavenny has a leisure centre with swimming pool and there is also a cinema and theatre. The area around Abergavenny and Crickhowell is well known for its many high quality restaurants. Recent developments to the A465 Heads of the Valleys Road has improved road access with links to major A roads and M4/M50 and M5 motorway. A mainline railway station can be found in Abergavenny.

### TITLE

The house is registered under Title Number WA769736 – a copy of which is available from Parrys.

### 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.

### ASKING PRICE

Guide Price £425,000

### TENURE

Freehold.

### ENERGY PERFORMANCE RATING

F

### SERVICES

We understand that there is mains electricity and water connected to the property. LPG gas and septic tank for drainage.

Broadband: Standard, superfast and ultrafast full fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach

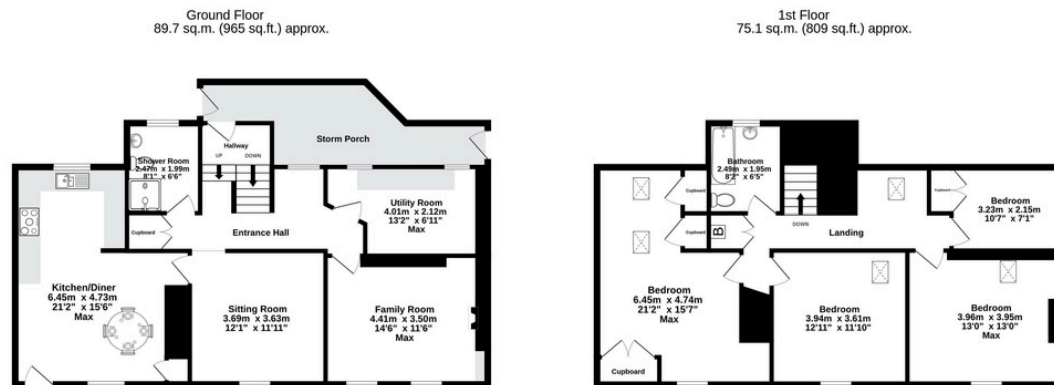
Mobile: EE, Three, 02 and Vodaphone likely outdoors. Please make your own enquiries via Ofcom.

### LOCAL AUTHORITY

Monmouthshire County Council.

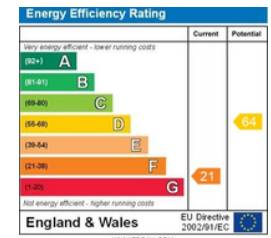
### COUNCIL TAX

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.



TOTAL FLOOR AREA: 164.8 sq.m. (1774 sq.ft.) 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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