



Traws-Llwyd
Cwmyoy | Abergavenny | Monmouthshire | NP7 7NY

KEY FEATURES

- Idyllic rural location and yet within good access to A roads
- Substantial country house with stone elevations
- Originally two agricultural workers' cottages
- 3 reception rooms, 4 bedrooms and 3 bathrooms
- Detached garage and ample parking
- Circa one acre level garden
- Splendid views over surrounding countryside



GROUND FLOOR

Enter via a light, south facing entrance hall into the dining room, the original part of the cottages with an interesting open fire with tiled fireplace and a bread oven. Doors from the dining room lead to the kitchen and sitting room, a door also leads to the stone staircase to the first floor. The modern fitted kitchen, with cream fronted doors, range cooker and granite worksurfaces has the benefit of a walk in pantry and a window to the front with views. Beyond the kitchen is a spacious utility/boot room and shower room. There are two further reception rooms, both with doors which open onto the garden. The smaller of the two is located behind the kitchen, versatile room with a wood burning stove. This room could be utilised as a snug/ study, breakfast room, play room or an occasional ground floor bedroom as the ground floor shower room is close by. To the rear of the house is a delightful sitting room with a feature brick fireplace complemented with a stone hearth and wooden mantle, housing a gas fire in the style of a wood burning stove. The room has a wooden floor and double glass doors opening onto the patio and lawns.









FIRST FLOOR

A painted stone staircase leads from the dining room to the first floor landing which provides access to 4 bedrooms and a family bathroom. The bedrooms are all of generous proportions, two with windows to the front elevation overlooking fields, the second bedroom has triple aspect windows, all with views. The spacious principal bedroom, with modern en-suite shower room, is located to the rear of the house with double doors opening onto a balcony with magnificent views over open countryside, a perfect place to enjoy this tranquil location.





OUTSIDE

The house is approached via wooden gates leading to a private driveway with parking and turning space and access to the garage and front door. A path leads to the rear garden. Bordered by a stone wall, the front garden and parking area have planted borders and an area of lawn. The rear garden has a large stone patio adjoining the house and a substantial, level lawn with mature plants and trees and to the side, an area which could, if required, be fenced to provide a small paddock/space for chickens or vegetable garden. There are also a number of outbuildings providing useful storage. The garden adjoins open fields to the far boundary with breathtaking views across open countryside and to the valley below. The gardens and grounds measure circa an acre. There is also a small triangular piece of ground on the opposite side of the lane which is presently unused.

Parking and Access: Driveway and detached garage with up and over door to front and window to side.







LOCAL AREA

The nearby village of Cwmyoy offers a public house, a beautiful church and village hall. The historic Llanthony Priory is approximately 2.5 miles away and all along the valley are the most outstanding views and landscapes. The well-known 'book town' of Hay on Wye is some 14 miles away and offers not only a wide range of book shops but a number of individual shops, public houses and restaurants. The picturesque Powys town of Crickhowell which lies on the banks of the River Usk is some 13 miles away. The larger, historic market town of Abergavenny is approximately 8 miles and offers a range of amenities including doctors, dentists, library, high street retailers and individual shops, banks, cinema and supermarkets together with a general hospital. The town is now well known for its many high quality restaurants and the Annual Food Festival. The village of Llanvihangel Crucorney, approximately 2.5 miles, offers a local inn which is reputed to be the oldest pub in Wales, a garage, shop, a primary school and access to the A465 Hereford Road. The A465 links to the A40 and A449 at Abergavenny which in turn link to the M5/M4 and M50 Motorway networks. Main line railway stations can be found in Abergavenny and the City of Hereford.

DIRECTIONS

From Abergavenny take the A465 Hereford road towards Llanvihangel Crucorney. Take the left turning into the village of Llanvihangel Crucorney and take the left turning just past the Old Skirrid Inn. Follow this road to the bottom of the hill and bear right over a stone bridge. Continue along this country lane for approximately 1/2 mile and take the left hand unmarked turning with a green triangle in the road. Continue along the road, passing the large farm which spans the lane, continue up hill bearing right. Continue passing a barn on the right hand side, as the road levels at the brow of the hill the driveway to Traws-Llwyd can be found on the right hand side.



INFORMATION

Asking Price: £850,000

Local Authority: Monmouthshire County Council

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

EPC Rating: E. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Services: We understand that the property is connected to mains electricity. Oil central heating. Private water supply via a borehole and drainage via a septic tank. LPG gas for cooker and fire in sitting room.

Broadband: Standard, superfast full fibre broadband available subject to providers terms and conditions. Full fibre is planned between now and December 2026. Please make your own enquiries via Openreach.

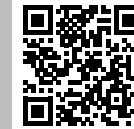
Mobile: EE and Vodafone are likely both indoor and outdoor, O2 is likely indoor but limited outdoor. Three is outdoors but likely indoors. Please make your own enquiries via Ofcom.

Title: The house is registered under Title Number WA392739 – copies of which are available from Fine & Country.

Agent's Notes: Please note that the property is referred to as Trawslwyd Bwlch Trewyn on the Land Registry documents.

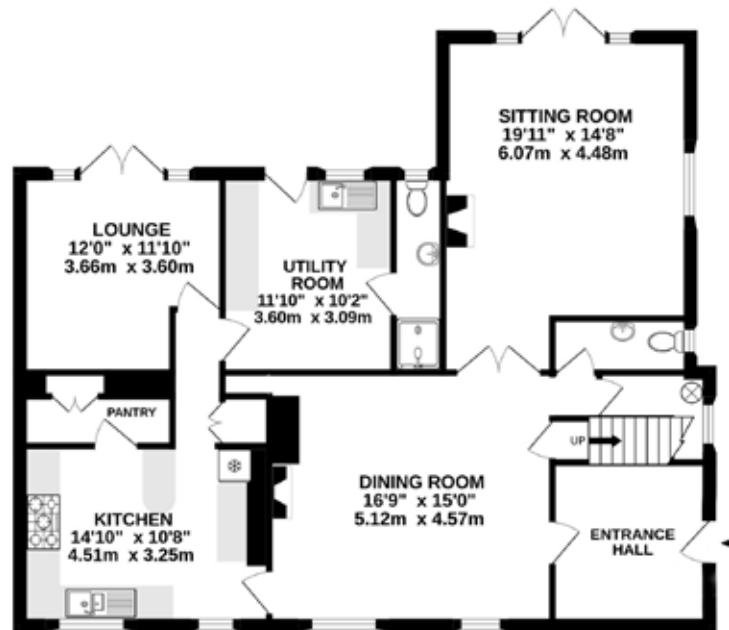
Fixtures and Fittings: Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

Scan to view video
of the house

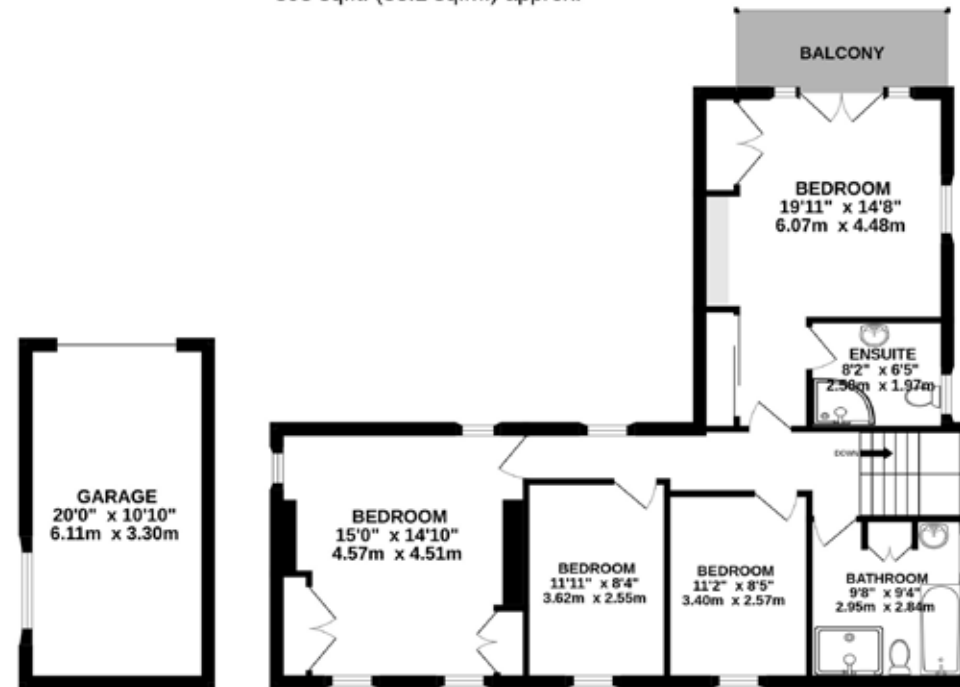


Energy Efficiency Rating		Current	Potential
Energy Efficiency	Environment		
100-120	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
0-10	G		
Not energy efficient - higher running costs			
England & Wales		64	84

GROUND FLOOR
1390 sq.ft. (129.1 sq.m.) approx.



1ST FLOOR
895 sq.ft. (83.1 sq.m.) approx.



TRAWS-LLWYD, LOWER CWMYOY, ABERGAVENNY, NP7 7NY

FINE & COUNTRY

TOTAL FLOOR AREA : 2285 sq.ft. (212.3 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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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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*We value the little things
that make a home*

THE FINE & COUNTRY
FOUNDATION



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Ben started his career in lettings before transferring over to property sales when he was asked to head up an office in Monmouthshire. As a business, we pride ourselves on the quality of our marketing, our attention to detail, passion for customer service and our experience not only to find a buyer for a property but to see the transaction through to completion. Estate Agency is a changing world, we are very forward thinking, embrace change and strive to be ahead of the curve. Being part of Fine & Country offers the best of both worlds – a global company with outstanding marketing and social media presence combined with intimate knowledge of the local area and a showroom situated in a prime location in Abergavenny. Outside of the business, my leisure time is spent running up a local mountain, in the gym or enjoying outdoor activities with my two young children.



HEATHER COOK

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Heather started her estate agency career in the 1990s. In 2004 Heather joined an estate agency in Abergavenny which held the Fine & Country Licence for the Abergavenny and Crickhowell area. Within a short space of time, Heather purchased her business Partner's shares and she and her team have grown the brand over the past 18 years. Heather is passionate about the business and enjoys working with sellers and buyers from the very beginning of their journey until the keys are finally handed over. Heather loves property.... whether a beautiful period townhouse, a contemporary home or a rural property with land. Heather enjoys the outdoors, walking her dogs through the beautiful countryside of the Brecon Beacons National Park and also, practicing yoga, going open water swimming and more recently, learning to paddleboard.



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