



# BEACON WAY

CWMYOY | ABERGAVENNY | MONMOUTHSHIRE



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BEACON WAY IS A FOUR BEDROOM DETACHED DORMER BUNGALOW WHICH HAS BEEN RECENTLY RENOVATED TO AN EXCEPTIONAL STANDARD. BEAUTIFULLY PRESENTED THROUGHOUT THE PROPERTY BOASTS THE OPPORTUNITY FOR A BUYER TO SIMPLY UNPACK AND ENJOY. SET BACK FROM THE ROAD, WITH A SECURE GATED ENTRANCE THE PROPERTY BOASTS OFF-ROAD PARKING FOR MULTIPLE VEHICLES AND FENCED GARDENS SURROUNDING THE PROPERTY APPROACHING A QUARTER OF AN ACRE. SUPERB VIEWS CAN BE ENJOYED OVER NEIGHBOURING FIELDS AND MONMOUTHSHIRE COUNTRYSIDE.

- Four bedroom detached dormer bungalow •
- Ground floor bedroom with en-suite wet room •
- Situated on a country lane on the outskirts of the village of Cwmyoy •
  - Three double bedrooms, family shower room and separate w.c. on the first floor •
- Completely renovated throughout with no expense spared •
  - Lawned garden enclosed with hedging and fencing •
  - Wildlife garden recently planted •
- Gated driveway with off-road parking for multiple vehicles •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Hereford / Cardiff and Bristol •

## DISTANCES FROM BEACON WAY

Cwmyoy 1.6 miles • Llantilio Pertholey 4.8 miles  
Abergavenny 5.2 miles • Usk 16.7 miles • Hereford 20.9 miles  
Monmouth 21.9 miles • Ross on Wye 23.7 miles  
Cardiff 35.5 miles • Bristol 54.3 miles • London 161.3 miles  
Abergavenny Train Station 7.6 miles  
Hereford Train Station 20.7 miles • Newport Train Station 24.4 miles  
Bristol Airport 60.3 miles • Birmingham Airport 90.4 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

Cwmyoy is a small village and ancient parish in Monmouthshire, Wales, known for its distinctive, crooked St Martin's Church. The village is located in the Vale of Ewyas, within the Black Mountains, and the name "Cwmyoy" translates to "valley of the yoke" in Welsh, referring to the shape of the surrounding hills.

The property enjoys a desirable position on the periphery of the delightful village of Llanvihangel Crucorney. Within the village you will find a primary school, village shop, garage, village hall and 'The Skirrid Inn' which is Wales' oldest pub.

Cwmyoy is also just a short drive to the bustling and vibrant market town of Abergavenny. Known as the Gateway to Wales, Abergavenny is blessed with scenic views, excellent road and rail links and a wide range of services and amenities. As a popular gateway town, Abergavenny offers easy access to both the Brecon Beacons and Black Mountains. With that, you get endless opportunities for incredible walks amongst peaks such as Sugar Loaf, Skirrid, and Bloreng.

The town is also home to the Abergavenny Food Market, providing local produce and artisanal goods on the 4th Thursday of every month. Abergavenny plays host to several events throughout the year, including the world-famous Abergavenny Food Festival, alongside other attractions such as the Vintage Steam Rally. Additionally, the town boasts popular establishments including the Angel Hotel and the Art Shop & Chapel, as well as a convenient leisure centre, theatre, and cinema. Education within the town includes a number of well respected primary schools and a local King Henry VIII 3-19 school, which is currently being redeveloped to provide a state-of-the-art education establishment.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a short drive away. The Brecon Beacons National Park is located to the North of Abergavenny. Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

## THE PROPERTY

Beacon Way is a four bedroom detached rural residence, which has been entirely renovated to an exceptional standard throughout.

Step into the entrance hall, a perfect space for hanging coats and storing shoes.

The kitchen was designed and handcrafted by Anne Stevens – Woodbrook Designs, Monmouth. It comprises of grey gloss units, with a pantry style pull out drawer. There is an integral dishwasher and sink with drainer and space for a table and chairs. The sink is positioned to enjoy a view to the rear of the property, overlooking the neighbouring woodland.

From the kitchen, is the utility space. There are further cupboards and space for a fridge freezer, white goods and the boiler. There is also a stable door which leads in and out of the garden.

What was once the garage but has been superbly converted is a ground floor double bedroom with an en-suite wet room.

The living room boasts a triple aspect view over the garden and neighbouring countryside. A gas woodburning stove on slate base makes an excellent feature.

Bifolding doors give access to a large terraced patio area.



From the entrance hall, stairs lead to three double bedrooms. All bedrooms have a pleasant view to either the front or rear aspects and are bright and airy. The principal bedroom benefits from Sharps fitted wardrobes.

The family shower room comprises of a large walk in shower, vanity unit with basin. The w.c. is in a separate room.

Both the shower room and separate w.c. have been tiled with porcelain tiles from Mandarin Stone.

## OUTSIDE

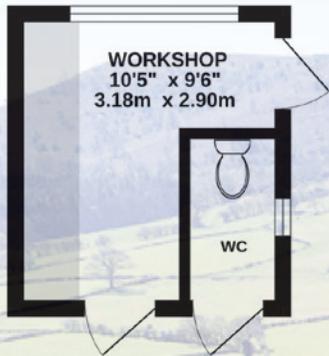
Beacon Way boasts a lawned garden at the side of the property with mature hedging and fencing enclosing the boundaries. The other side of the property has been recently planted with wildflowers, so a haven for wildlife. The garden also boasts many mature shrubs such as Camellias and Rhododendrons.

There is a woodland at the rear of the property, with the River Hondu running through. Although this does not fall within the boundary of Beacon Way it certainly provides an idyllic outlook for those looking to escape to rural life.

At the rear of the property is a large terrace complete with composite panelling, accessed from the kitchen and perfect for alfresco dining during the summer months.

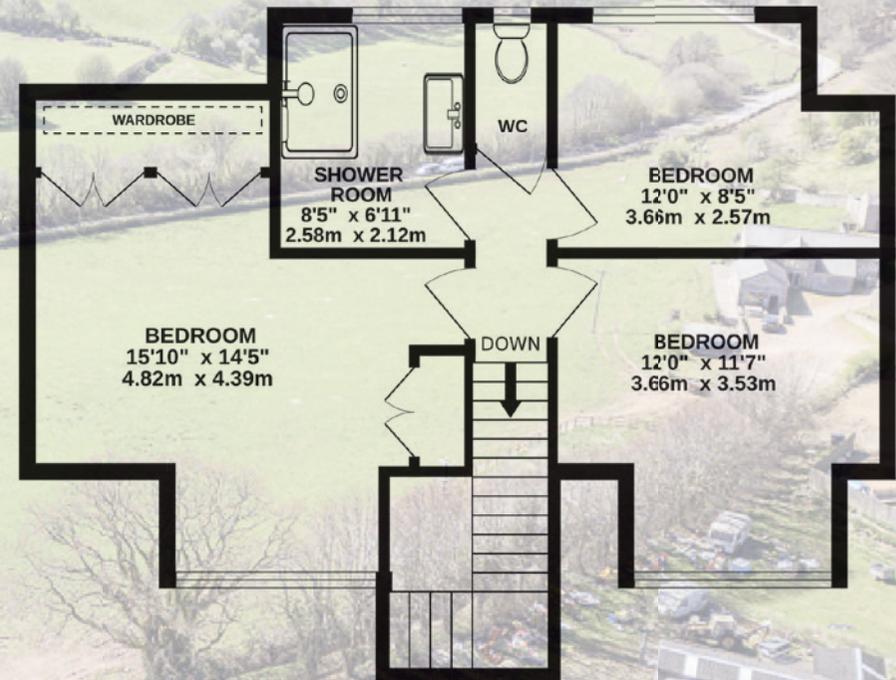
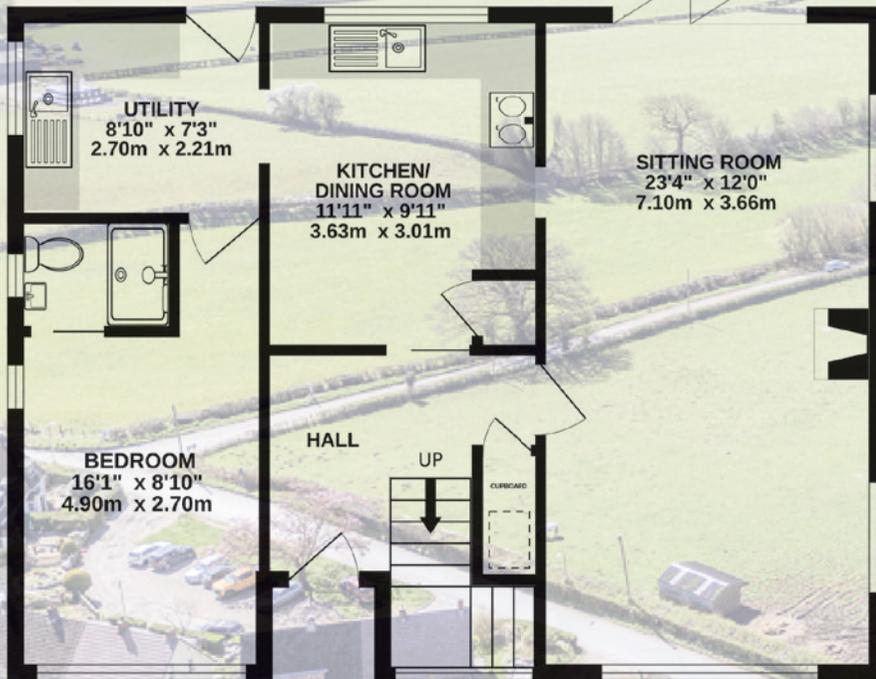
There is also a useful outbuilding that has also been renovated with a new roof, windows and doors. Currently set up as a workshop and outside toilet but could be used for multiple purposes. In addition to the outbuilding there are two sheds one of which has an electricity supply.





**GROUND FLOOR**  
797 sq.ft. (74.0 sq.m.) approx.

**1ST FLOOR**  
566 sq.ft. (52.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1363 sq.ft. (126.7 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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## KEY INFORMATION

**Services:** Mains electricity, water and drainage. LPG gas 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:** E

**Local Authority:** Monmouthshire County Council. Telephone: 01633 644644

**Viewings:** Strictly by appointment with the selling agents

**Directions:** From Abergavenny head North using the A465. Stay on this road until you reach the left hand turning for Old Hereford Road. Take the next left after the turning for Old Hereford Road into Llanvihangel Crucorney. Continue through Llanvihangel Crucorney passing the church and The Skirrid Inn. Take the turning left sign posted 'Cwmyoy' and 'Llanthony'. Proceed down this road and at the bottom bear left which is again signed posted Llanthony. Continue for approximately 2 miles and the property will be found on your right hand side.

**Postcode:** NP7 7NE



## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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