



BRYN CELYN

THE BRYN | ABERGAVENNY | MONMOUTHSHIRE



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BRYN CELYN IS A SPACIOUS DETACHED VICTORIAN VILLA DATING BACK TO CIRCA 1860. IT HAS UP TO 5 BEDROOMS, TWO RECEPTION ROOMS, AN OPEN PLAN KITCHEN DINER AND A GARDEN ROOM. THIS BEAUTIFUL HOME LOCATED IN THE HEART OF THE VILLAGE HAS A LEVEL REAR GARDEN AND OFF-ROAD PARKING.

- Deceptively spacious 4 storey period property •
 - 2 reception rooms and a garden room •
- 1 ground floor bedroom, 3 first floor bedrooms and an attic suite •
 - En-suite shower room to the second floor suite •
 - Family bathroom and separate ground floor shower room •
 - Glorious, kitchen, dining and family room •
 - Level lawned rear garden •
 - Ample off-road parking •
- Located in the heart of The Bryn close to amenities and riverside walks •

DISTANCES FROM BRYN CELYN

Abergavenny 4.4 miles • Monmouth 13.4 miles • Chepstow 22.3 miles
Newport 17.8 miles • Cardiff 36.1 miles • Bristol 45.9 miles
London 152.8 miles
Abergavenny Train Station 3.4 miles • Cwmbran Train Station 13.7 miles
Newport Train Station 17.6 miles
Cardiff Airport 51.2 miles • Bristol Airport 51.8 miles
Birmingham Airport 93.6 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

The Bryn is a small village on the left bank of the River Usk, giving access to wonderful riverside walks and wild swimming. The village also has a bus service, children's play park and is serviced by a community store and post office, while further amenities and transport links are only a short drive away.

Abergavenny is a thriving historic town which hosts the Annual Food Festival which attracts thousands of visitors every year as well as an indoor weekly market in the town centre. The town also offers a wide range of amenities such as doctors and dental surgeries, supermarkets, and many high street and boutique shops. The Angel Hotel in the centre of Abergavenny, is just a stone's throw from Abergavenny Castle and offers award winning afternoon teas. The well renowned restaurant, The Walnut Tree is also located on the outskirts of Abergavenny. Surrounding the town is stunning countryside and there are beautiful walks of the Brecon Beacons National Park.

The historic border town of Monmouth is just over 13 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.

THE PROPERTY

Bryn Celyn can only be described as deceptively spacious. Its beautiful stone facade sets precedent for the array of period features that can be found throughout the property inside, such as high ceilings, sash windows, attractive fireplaces and ceiling corninging.

Step over the threshold and into the main entrance hall where doors open into the main reception rooms.

The main sitting room has a beautiful stone fireplace, recessed bookcases and sash windows to both the front and rear aspects. This used to be two rooms but now forms one generous reception room.

Across the hallway is a cosy snug with a front aspect sash window and secondary glazing. Within the room is a pretty tiled fireplace and recessed book shelving.

Step through into the open plan kitchen and dining room with a vaulted



ceiling and Velux style windows making it feel extremely spacious, light and airy. It is a farmhouse kitchen with space for a Range style cooker, washing machine, fridge freezer, dishwasher and tumble dryer. Within the kitchen is a pretty feature stained glass window.

A door from the kitchen opens into the garden room. The Garden room runs across the length of the property at the rear so doors can also be found within this space providing access into the main entrance hall and ground floor bedroom, the ground floor shower room and an external door opens out to the parking area. The garden room is a lovely place to sit and relax but the current owners also take advantage of the warm climate to grow a range of plants. At the end of the garden room a practical area for housing coats, shoes and boots has been created next to the door leading out to the parking area. At the end of the garden room is a ground floor shower room, which marries well with the ground floor bedroom that is found nearby.

The ground floor bedroom can be found at the very end of the entrance hall. A window looks into the sun room and great use has been made of the old fireplace by creating display shelving within it.

Under the staircase within the main entrance hall are steps leading down to the cellar. There are two vaults, one of which is heated by a radiator. This space is used for storage as the loft has now been converted into a wonderful guest suite. There is some restricted head height.

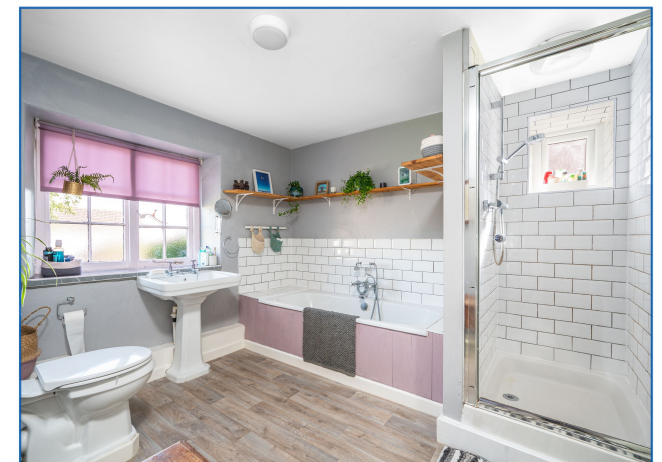
Stairs lead up to the first floor where three bedrooms and the family bathroom can be found. One of those bedrooms is currently being utilised as a study. The principal bedroom has a private door into the family bathroom.

The family bathroom has a modern white suite comprising of a bath, separate shower cubicle, wash hand basin and a WC.

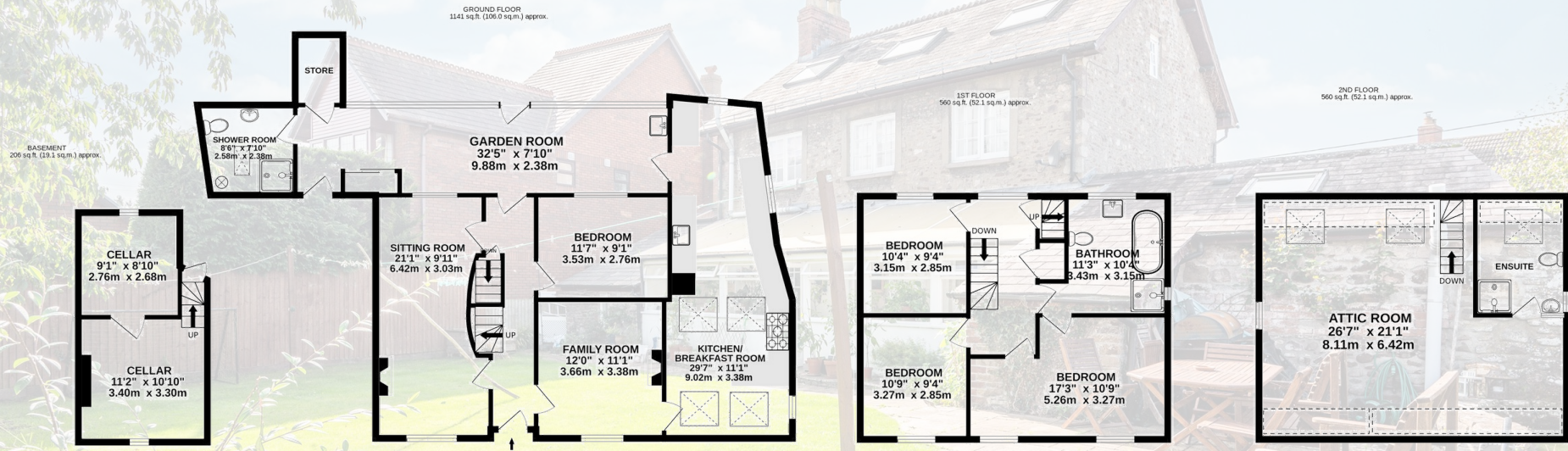
A door on the landing opens to reveal a further staircase leading up to the attic suite. This is a magnificent space with exposed A frames and two large Velux style windows with views towards the River Usk, letting light flood into the space. Due to the nature of this room there is some restricted head height. It also has the benefit of an en-suite shower room.

OUTSIDE

Bryn Celyn has walled gardens to the front and rear. There is ample off-road parking and a pretty lawned garden to the front with a pathway running across the garden to the front entrance. A pathway continues around to the rear garden which has a generous level lawn, a patio and a raised pond.



FLOORPLAN



BRYN CELYN, THE BRYN, ABERGAVENNY, NP7 9AL

TOTAL FLOOR AREA : 2468 sq.ft. (229.3 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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KEY INFORMATION

Services: Mains electricity, mains water, mains drainage and oil fired 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: F

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: Upon entering The Bryn turn immediately left and continue past the telephone box and follow the bend around to the right. Follow the road until you see the property on the left. A for sale board is in situ.

Postcode: NP7 9AL

 Steered.sunset.reforming



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		