



CRONULLA

PANDY | ABERGAVENNY | MONMOUTHSHIRE



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THIS STUNNING SCANDINAVIAN-STYLE HOME, BUILT IN 2002, SITS NESTLED BETWEEN THE PEACEFUL VILLAGES OF PANDY AND LLANVIHANGEL CRUCORNEY, OFFERING SUPERB COUNTRYSIDE VIEWS ACROSS A NEIGHBOURING FIELD. DETACHED AND SPACIOUS, CRONULLA BOASTS THREE GENEROUSLY SIZED BEDROOMS AND VERSATILE LIVING AREAS, WITH A LAYOUT DESIGNED FOR THE PROPERTY TO BE BRIGHT AND AIRY THROUGHOUT.

- Stunning three bedroom detached Scandinavian-style home •
- Superb countryside views across neighbouring fields and towards the Brecon Beacons National Park •
 - Spacious, versatile accommodation set across two floors •
 - Large sitting room, dining room and kitchen/breakfast room •
 - Excellent accessible location •
 - Delightful cottage gardens •
 - Off road parking •
 - Within walking distance of the local shop and public house •
- Superb accessibility to the major road networks of the M4/M50/M5 •

DISTANCES FROM CRONULLA

Abergavenny 5.1 miles • Crickhowell 10.8 miles
Hay-on-Wye 17.8 miles • Hereford 18.9 miles • Monmouth 20.9 miles
Cardiff 34.1 miles • Bristol 44.7 miles • London 151 miles

Abergavenny Train Station 5.6 miles
Hereford Train Station 19.4 miles

Cardiff Airport 50.9 miles • Bristol Airport 57.6 miles
Birmingham Airport 97 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 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 popular 'The Skirrid Inn' which is Wales' oldest pub. Llanvihangel Crucorney 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 Blorenge. 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.

The historic border town of Monmouth is just 20.9 miles away and boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and the recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an upmarket 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 PROPERTY

Cronulla offers an excellent opportunity to acquire an impressive three bedroom detached Scandinavian-style home benefitting from superb views to the rear aspect.

Built in 2002, with the view of combining modern design with natural materials, the property features a blend of warm timber and rustic stone that harmonizes beautifully with its countryside setting.

Step into the welcoming entrance hall which offers access to the kitchen/ breakfast room, utility room and cloakroom.

The dual aspect kitchen / breakfast room has been neutrally decorated with white shaker style units and rustic wooden shelves above. There is space for a range style cooker and fridge/freezer and also integrated appliances to include a wine rack, dishwasher and electric hob. A door from the kitchen opens into the bright and airy dining room where light floods into this space via the four Velux windows and sliding doors. Countryside views can be appreciated to the westerly aspect from this room and also from the decked terrace area.

The sitting room benefits from a woodburning stove on a slate hearth. Again, sliding glass doors allow access to the decked terrace. Completing the ground floor is a bedroom with en-suite facilities and dual aspect windows.

Stairs from the dining area lead up to the first floor accommodation. A galleried mezzanine landing offers countryside views over the neighbouring field and allows light to flood throughout the home.

The principal bedroom is a fantastic space boasting both sleeping and sitting areas. Floor to ceiling windows and French doors look out to the westerly aspect. Bedroom two also has a pleasant view and benefits from eaves storage and loft access.

The bathroom is fitted with a four piece suite and Velux windows. There is also access to the eave's storage from this space.



OUTSIDE

Approached via a gravelled driveway providing off-road parking, a footpath leads through established cottage gardens to the front and rear entrance to Cronulla.

An impressive timber decked terrace adjoins the property which benefits from an external power supply and superb views over the neighbouring field and hills towards the Brecon Beacons National Park.

KEY INFORMATION

Services: Mains electricity, water, 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.

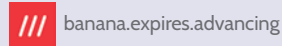
Council Tax Band: G

Local Authority: Monmouthshire County Council. Telephone: 01633 644 644

Viewings: Strictly by appointment with the selling agents

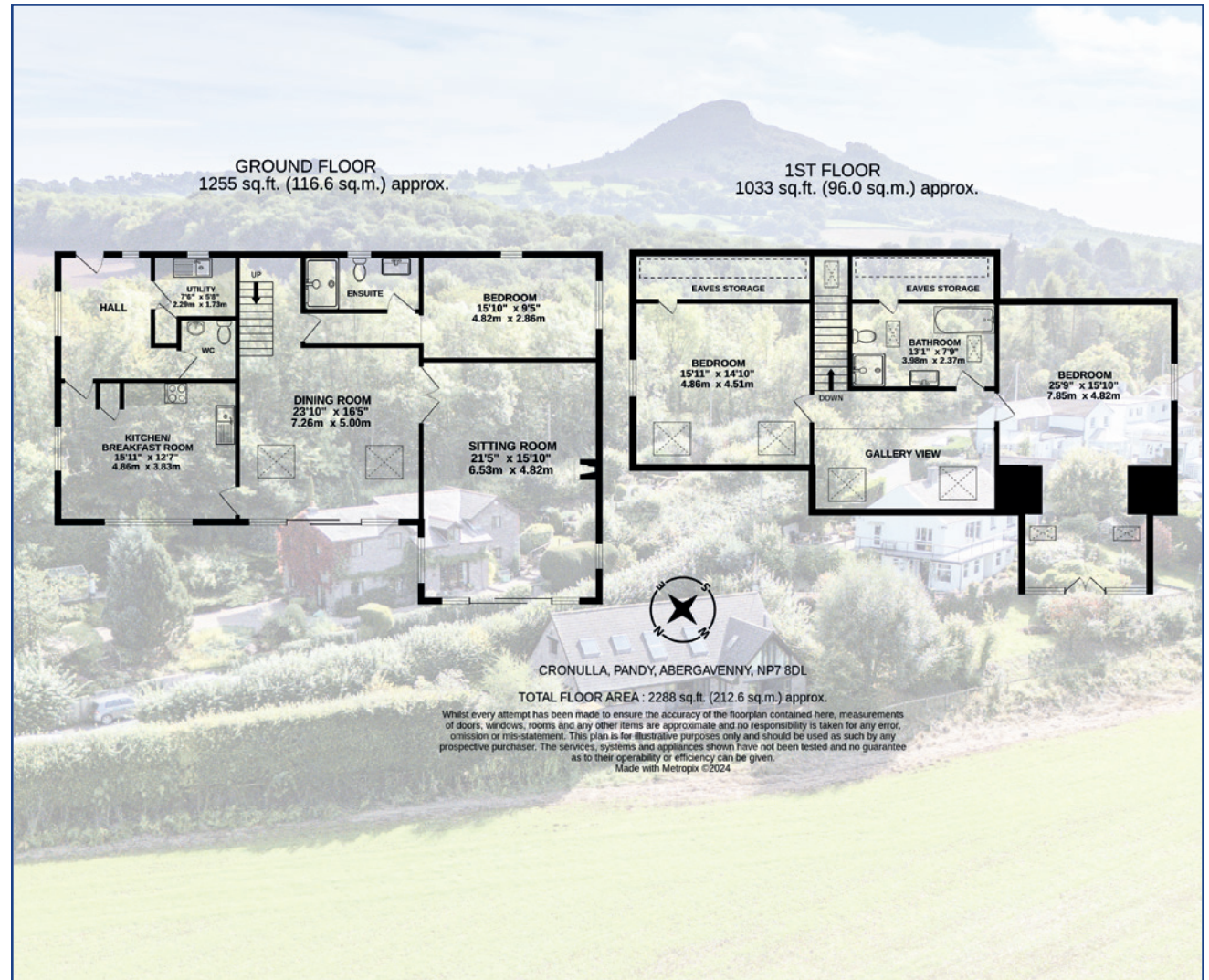
Directions: From Abergavenny head North using the A465. Stay on this road until you reach the sign for Llanvihangel Crucorney. Turn left just after this sign and then turn right. Continue on this road until the row of houses stops on your left. Cronulla will be the next property on your left with a gated driveway.

Postcode: NP7 8DL



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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