



HAFAN DAWEL

LLANTILIO CROSSENNY | ABERGAVENNY



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HAFAN DAWEL IS AN ATTRACTIVE FAMILY HOME, IMMACULATEDLY PRESENTED BOTH INTERNALLY AND EXTERNALLY AND IS READY FOR THE NEW OWNER TO MOVE IN, UNPACK AND ENJOY. WITH FOUR BEDROOMS, THREE RECEPTION ROOMS PLUS AN OPEN PLAN KITCHEN/DINING AND FAMILY AREA, IMPECCABLY MANICURED GARDENS OF 0.2 OF AN ACRE, DRIVEWAY AND GARAGE IT OFFERS THE FULL RURAL PROPERTY PACKAGE.

- Immaculate family home renovated to a high standard •
- Four bedrooms, three reception rooms and three bathrooms •
 - Ground floor bedroom with a wet room •
- Principal bedroom with an en-suite shower room and a walk-in wardrobe •
 - Glorious, bright and airy kitchen, dining and family room •
 - Study overlooking the front aspect •
- Beautiful gardens amounting to approximately a fifth of an acre •
 - Located within an area of outstanding natural beauty •

DISTANCES FROM HAFAN DAWEL

Abergavenny 7.0 miles • Raglan 7.1 miles • Monmouth 8.9 miles

Hereford 23.0 miles • Newport 24.5 miles • Cardiff 35.4 miles

Bristol 45.2 miles • London 151.9 miles • Cardiff Airport 50.5 miles

Bristol Airport 50.6 miles • Birmingham Airport 87.3 miles

Abergavenny Train Station 6.9 miles • Hereford Train Station 23.4 miles

• Newport Train Station 24.5 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

Hafan Dawel is located in the sought after village community of Llantilio Crossenny just seven miles from the historic town of Abergavenny. The village is situated in beautiful surroundings in a rural setting yet just 10 minutes away are excellent links to the A449, A465 and A40 which in turn link with the M4/M5 and M50 motorway networks and a main line railway station can be found in Abergavenny just 7 miles distant, reaching London Paddington in under 3 hours. The cities of Cardiff, Bristol and Hereford are all within an hours drive.

The well-regarded primary schools can be found in the nearby villages of Cross Ash and Llantilio Pertholey with the popular comprehensive schools in Abergavenny and Monmouth.

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, Nevill Hall Hospital 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 Hardwick and The Walnut Tree are also located on the outskirts of Abergavenny. Surrounding the town is stunning countryside and there are beautiful walks of the Brecon Beacons National Park and the nearby Monmouthshire and Brecon Canal.

Monmouth, located just 8.9 miles from Hafan Dawel boasts excellent schools including Haberdashers independent boys and girls schools, Llangatock School Monmouth with Montessori Nursery, state of the art Monmouth Comprehensive School and a selection of Primary Schools. 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 activities.

THE PROPERTY

Hafan Dawel is a credit to the current owners. Under their ownership they have transformed a simple two bedroom detached bungalow into an immaculately presented, spacious and versatile family home with accommodation set over two floors. It is a bright and airy property due to the number of large windows found throughout much of the property and it offers an incredible amount of space for storage on both the ground and first floors.

Step inside the main entrance hall that leads into an inner hallway with engineered oak flooring that continues into several of the ground floor



reception rooms. Doors from the inner hallway open into the formal dining room, sitting room and ground floor bedroom.

The lounge has a bay window overlooking the pretty front garden and a window overlooking the side aspect. Glazed internal French doors open from the lounge into the formal dining room also having a window to the side aspect.

In addition to the lounge is a separate sitting room also having a bay window overlooking the front garden. This room could be used as a fifth bedroom for those who require a second bedroom on the ground floor.

The ground floor bedroom has fitted wardrobes and a wet room comprising of a shower, w.c and a wash hand basin within a vanity unit.

At the rear of the property overlooking the impeccably manicured garden is the hub of the home, a spacious kitchen, dining and family room. The kitchen comprises of a range of white base and wall mounted cupboards with an integral dishwasher, space for a Range style cooker and an American style fridge freezer. The sink is perfectly placed under the window framing a view of the rear garden. Open plan to the kitchen is a dining area with space for a family sized table which in turn is open to an exceptionally light family area or garden room with French doors opening out onto a patio ideally placed for al-fresco dining during the warmer months.

Just off the kitchen is a separate wing with a door at the end opening out to the parking area. Within the wing is a utility area, cloakroom, boiler room and a storage cupboard.

Stairs from the inner hallway lead up to the first floor landing that houses a superb walk-in airing cupboard. There are two double bedrooms and a single bedroom on the first floor as well as a family bathroom. The principal bedroom has an en-suite shower room and a walk-in wardrobe. At the rear of the property the second bedroom can be found. It has French doors and a Juliet balcony overlooking the colourful enclosed rear garden.

Completing the property is a family bathroom with a modern white suite comprising of a free-standing claw foot bath, w.c., a wash hand basin and a vanity unit.

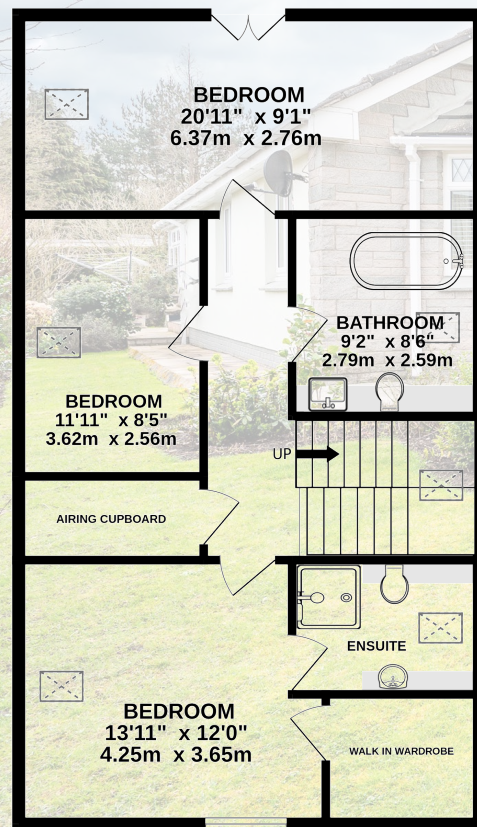
OUTSIDE

The current owners have a passion for gardening which is immediately apparent as you enter the driveway through wrought iron gates. There is plenty of space for parking numerous vehicles on the gravelled driveway. Surrounding the property are impeccable gardens thoughtfully designed

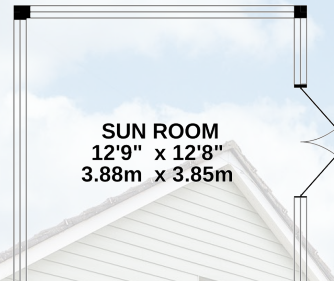


FLOORPLAN

1ST FLOOR
768 sq.ft. (71.3 sq.m.) approx.



SUN ROOM
12'9" x 12'8"
3.88m x 3.85m



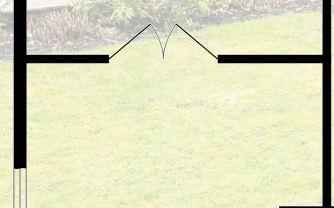
KITCHEN
17'11" x 9'1"
5.46m x 2.76m



DINING ROOM
13'11" x 11'10"
4.24m x 3.62m



LOUNGE
18'8" x 13'11"
5.68m x 4.24m



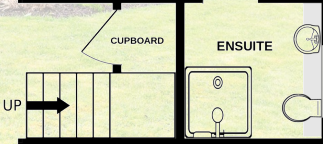
UTILITY



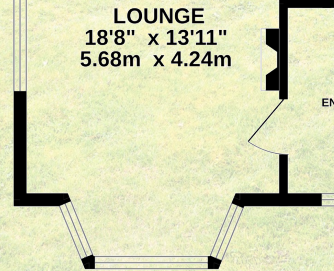
BEDROOM
13'10" x 10'7"
4.23m x 3.23m



SITTING ROOM
14'10" x 13'10"
4.52m x 4.23m



ENTRANCE HALL



TOTAL FLOOR AREA : 2390 sq.ft. (222.0 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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GROUND FLOOR
1622 sq.ft. (150.7 sq.m.) approx.



GARAGE/WORKSHOP
17'10" x 14'5"
5.44m x 4.40m

and well-stocked with an abundance of colourful shrubs, plants and flowers including Hydrangeas, a Japanese Orange bush, highly scented Rose bushes, Daffodils, Iris and Tulips. Raised beds that edge the parking area are stocked with plants such as Lavender and Jasmine which are highly scented so that you are greeted with a delightful aroma when you arrive at the property.

The rear garden is mainly laid to lawn and in addition to many of the plants mentioned already is an Apple tree, Plum tree, Peach tree and a wooden gazebo with climbing plants such as Sweet Pea, Clematis and Jasmine.

At the rear of the garden is an attractive log cabin utilised as a garage / workshop currently. It could be used as a summer house, hobby room or even a home office for those who do not need a garage or workshop. Behind the garage is a shed, greenhouse and a vegetable produce area.

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 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Abergavenny take the Old Monmouth Road (B4233) passing through the village of Llanvapley. Continue along this road and take the right hand fork signposted 'Llantilio Crossenny.' Proceed along this road and take the right hand turning for Raglan and Penrhos and the property will be on your right hand side.

Postcode: NP7 8SU



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