



Nigel Ward & Co.

CHARTERED SURVEYOR
LAND & ESTATE AGENT, AUCTIONEER & VALUER

 PrimeLocation.com

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LLANVIHANGEL CRUCORNEY, Abergavenny, NP7 7LB

This property is situated on a select cul-de-sac located on the outskirts of the village with its convenient facilities including a Garage/Filling Station/Village Stores, the historic Skirrid Mountain Inn and St. Michael's Church, whilst the local Primary School is situated in the nearby sister village of Pandy, together with a popular Village Hall and two further Public Houses. The village itself is conveniently placed only a little over 5 miles from the important local centre of Abergavenny along the convenient A465 trunk road.

The surprisingly spacious Detached Bungalow



SPRINGDALE,

The property has elevations of brick and block-work, part Tyrolean finished and coloured cream standing under a felted and interlocking tiled roof. The accommodation provides all the essentials for modern day living but would benefit from some updating, it has the advantage of double glazing and electric night storage heating and comprises:-

Part glazed front door with feature glazed panels to



ENTRANCE HALL with fitted floral patterned carpet, night storage heater, two single 19'7" x 4'7" plus returns power points and a telephone point. The ceiling is coved and doors gives access to a recessed **Cloaks Cupboard** with fitted shelving and to the **Airing Cupboard** with a large capacity factory insulated hot water cylinder with a two-stage immersion heater system and fitted slat shelving.



SITTING ROOM 18'8" x 11'9" av.

A spacious room enjoying a front aspect and with a subsidiary window to either side. There is a solid floor with a good quality fitted floral patterned carpet. The feature fireplace has a coursed marble type facade, a fire recess, a marble type hearth and a raised plinth to one side. A night storage heater, five double power points, a five-light brass electrolier and four brass wall lights are installed. T.V. aerial socket.

DINING ROOM 13'7" x 9'9" with outlook over the rear garden, solid floor with fitted green carpet, a night storage heater, a rustic four-light electrolier and two pairs of matching wall lights. One double power point, a power-breaker point and a T.V aerial socket. The room is naturally well-lit having hardwood framed patio doors leading out to the paved patio and the rear garden.



KITCHEN / BREAKFAST ROOM 13'11" x 9'8"



with rear aspect, fully ceramic tiled walls with feature tiles depicting rural scenes, beige ceramic tiled floor, range of mid Oak kitchen units with raised and fielded shaped panels comprising base units providing drawer and cupboard space, wall cupboards, a glazed display cabinet with corner display shelves and an inset beige polycarbonate single drainer sink unit (h & c) with a vegetable preparation bowl. Goringe built-in electric double oven and a Philips recessed four-ring hob having a cooker hood over. Refrigerator recess, recess and plumbing for an

automatic washing machine/washing machine. There is fluorescent lighting, two recessed ceiling-mounted lights, a night storage heater, an electric cooker panel and two double power points.



UTILITY ROOM 10'2" x 7'9"

with two-tone ceramic tiled floor, half-tiled walls, a single drainer stainless steel sink unit (h & c), a recess and plumbing for an automatic washing machine, pale grey fronted Oak trimmed cupboards, a night storage heater, one double power point and a power-breaker power point suitable for garden appliances. A half-glazed back door with raised floral detailed glass leads out to the rear garden. A door gives internal access to a small vestibule, off which is a

CLOAKROOM 6'1" x 2'10"

with half-tiled walls, a coved ceiling, a pale green suite of close-coupled w.c., and a wall-mounted wash hand basin (h & c). There is an electrically heated towel rail.

One step down from the small vestibule gives access to the spacious-

INTEGRAL GARAGE 18'3" x 10' wide with a concrete floor and an up-and-over door. There is fluorescent lighting, one double power point, a power breaker point and here are also to be found the electricity trip boards.



BEDROOM (1) 12'11" av. x 11'2"

A double room with front aspect, fitted beige carpet, a night storage heater, bedside two-way/dimmer light switch and three double power points.

BEDROOM (2) 13'2" x 9'9"

Another double room with a pleasant outlook over the rear garden to the hills beyond. Night storage heater, bedside two-way light switch, a T.V. aerial point and two double power points.



BEDROOM (3)
12'2" x 7'9"

A double room enjoying a front aspect and having a coved ceiling, a night storage heater and two double power points.

BATHROOM

with beige fully ceramic tiled walls with feature floral tiles, a pale pink suite of panelled bath (h & c), close-coupled low-flush w.c., a pedestal wash hand basin (h & c) and a shower cubicle with a Redring electric shower installed. Electrically heated towel rail.



OUTSIDE

The property is approached over a wide, double-gated Tarmacadamed surfaced driveway with adequate parking for two cars, this giving access to the integral **Garage** as described previously. There is a front pedestrian entrance gate with a paved path to a raised paved area in turn leading to the front door. The front garden is enclosed by hedges and is principally laid with a Cotswold pebble surface but features a small lily pond stocked with goldfish, protected from predators by netting. Nearby is an herbaceous border,

whilst paved pathways lead past both sides of the dwelling to the pleasant expanse of virtually level rear garden, which backs onto open farmland and possesses a distinctly rural atmosphere. The private rear garden is laid mainly to lawn and is enclosed by well-established hedges, it features various herbaceous borders and, to one corner, a river stone rockery ideal for the planting of Alpine plants. A paved patio is provided to the immediate rear of the dwelling.



SERVICES

Mains electricity and water are understood to be connected. Private drainage with septic tank and soakaway shared with the neighbouring property and located in the field to the rear of the premises. Telephone (subject to Telecom company transfer regulations). Electric night storage heating is installed.

None of the services, nor any of the fixtures and fittings included in these sale particulars has been tested.

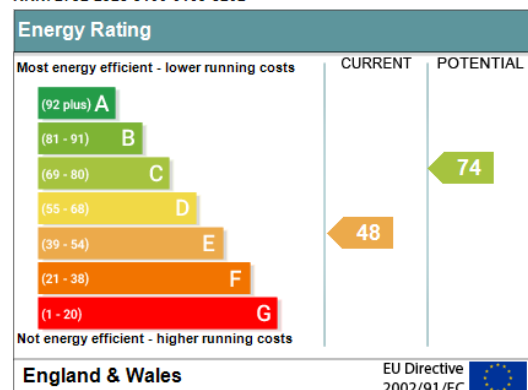
TENURE

Freehold.

OUTGOINGS

The property is banded in band "F" for Council Tax purposes.

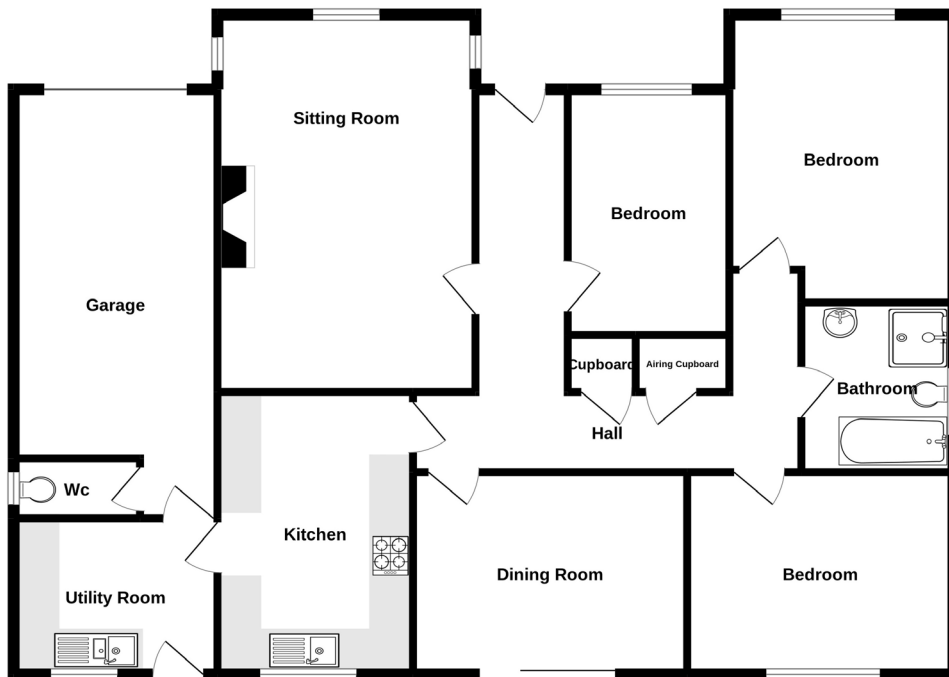
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RRN: 2732-2928-3100-0169-8202



POSSESSION Vacant Possession will be available upon completion, there is no onward chain.

VIEWING Strictly by appointment through the Sole Agents.

PRICE Offers over £350,000 are invited.



Ground Floor
1427 sq.ft. (132.6 sq.m.) approx.

TOTAL FLOOR AREA: 1427 sq.ft. (132.6 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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- These Particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property.
- Any area measurements referred to are approximate only.
- The descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.