



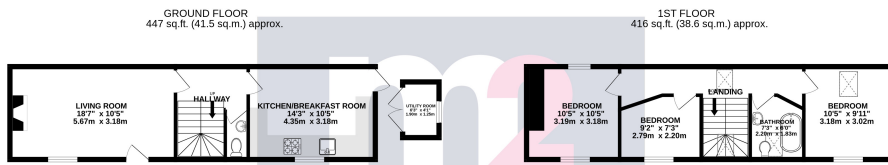
**Shop House, Lower Cwm Nant Gam, Llanelly Hill, Abergavenny. NP7 0RG**  
**£399,950**  
**Tenure Freehold**

- DETACHED CHARACTER PROPERTY
- GROUND FLOOR WC FIRST FLOOR FAMILY BATHROOM
- UPDATED BY CURRENT OWNERS
- PARKING FOR MULTIPLE VEHICLES
- THREE BEDROOMS
- VIEW OF THE SURROUNDING COUNTRYSIDE
- GENEROUS REAR GARDENS
- VIEWING HIGHLY RECOMMENDED

A beautifully presented detached stone built cottage set in approximately ¼ of an acre with views over Clydach Gorge and the surrounding countryside. This property has been renovated throughout by the current owners. The property comprises, a good sized living room with fire place, hallway with stairs leading to first floor, doors leading off to ground floor WC and kitchen / breakfast room with external door leading outside and to a utility outhouse. To the first floor a bright and airy landing with sky lights, two double bedrooms and a single bedroom, a newly fitted family bathroom with shower over bath. Outside a turfed seating area to the front of the property looking towards views of surrounding countryside. A stepped path leads up to a mature rear garden with a range of seating areas, allotment and a greenhouse all overlooking the property and views over the Clydach Gorge. The property benefits from parking for multiple vehicles over two areas. Viewing is highly recommended to fully appreciate.

Located on the edge of the Brecon Beacons National Park, benefitting from excellent transport links with the A465 Heads of the Valleys Road, providing easy access to Cardiff and Bristol, both being approximately an hour's drive away. The popular nearby village of Gilwern has a primary school, hall, pubs, petrol garage and local stores. The larger town of Abergavenny, has a wide range of shops, amenities, hospital and a mainline train station.

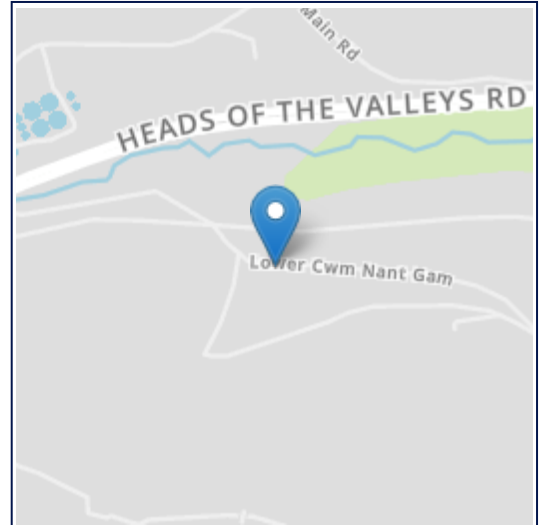
Services:  
Council Tax Band:  
Band E



**estate agents**

TOTAL FLOOR AREA: 863 sq.ft. (80.1 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.  
Made with Metriplex 12023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>73</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>22</b>	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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