



**Old Balance, Twmballyn, Llanelly Hill,
Abergavenny. NP7 0RH
£675,000
Tenure Freehold**

- DETACHED RURAL HOME
- FOUR DOUBLE BEDROOMS
- APPROX 6 ACRES OF LAND.
- 2 STABLES
- GARAGE AND OFFICE
- PANORAMIC VIEWS.
- EXTENSIVE DRIVEWAY WITH MULTI VEHICLE PARKING SPACE

Looking for a rural home with land, paddocks and stables? Then Old Balance could be the dream home for you!

This property has been a labour of love for the current owners, and whilst cosmetic works are still ongoing, this now remodeled and modernised detached former coal board property offers well presented family size accommodation comprising: Entrance Porch, Inner Lobby with Cloakroom, Spacious Utility Room, Extensive Luxury Fully Fitted L.Shaped Kitchen/Diner, Conservatory, Four Double Bedrooms and Family Bathroom to the first floor. The home is complimented by new Upvc double galzing and Calor Gas Central Heating. The house is approached via a gated entrance with leads to an extensive cotswold stoned driveway with parking for numerous vehicles, there is a stone build garden store and second drive that leads to a Detached Garage with home office attached, 2 Stables and undulating gardens. The overall plot is set over approximately six acres which includes two paddocks, and due to it's position the home benefits from wonderful views. Whilst this is an ongoing project, the overall potential cannot be under estimated.

Early enquiries are strongly recommended.

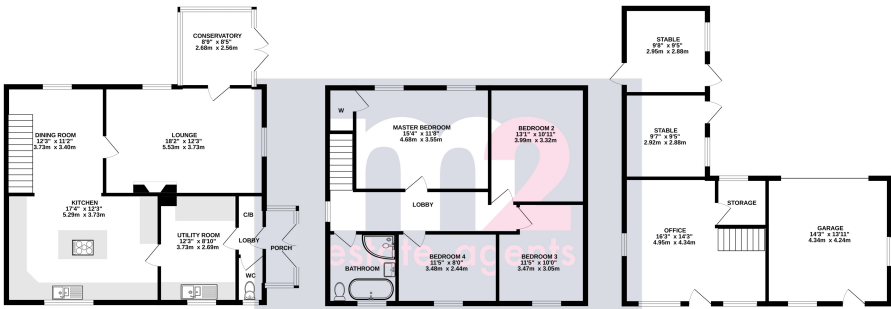
What Three Words ///cherished.careless.older

Services:

Calor Gas central heating, mains electricity and water. Septic tank for drainage.

Council Tax Band:

Band F



TOTAL FLOOR AREA : 2150 sq.ft. (199.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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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