



2 Lees Cottages, Clydach,
Abergavenny, NP7 0LA
Three Bedroom Semi-Detached Cottage.

Guide Price of
£240,000

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Three Bedroom Semi-Detached Property.

Overview

- Semi-Detached Cottage
- Three Bedrooms
- Two Reception Rooms
- Kitchen / Dining Room
- Accommodation Over Three Floors
- Basement with Potential
- Rear Garden
- Oil Central Heating



A generous sized property with views of surrounding countryside. In the semi-rural village of Clydach.



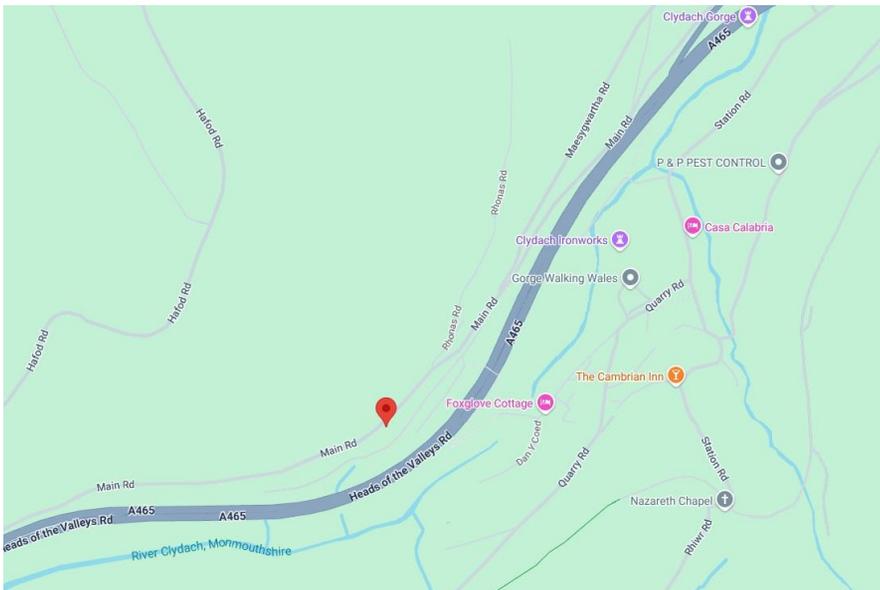
Once part of a row of five cottages, this property has been developed by combining two of the original cottages to now offer an excellent size three bedroomed family home with two basements. The overall combined accommodation now comprises: Sitting Room, Extensive Kitchen/Diner, three spacious bedrooms and bathroom to the first floor.



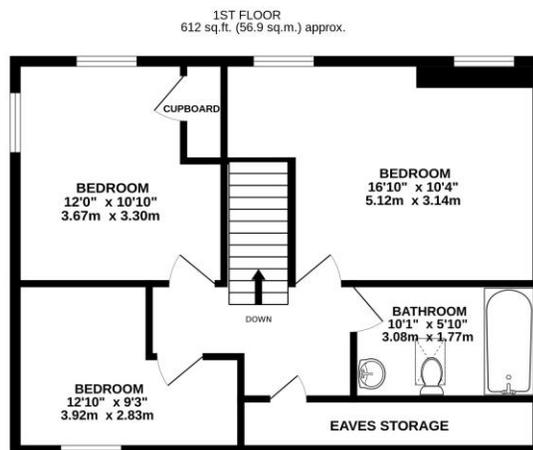
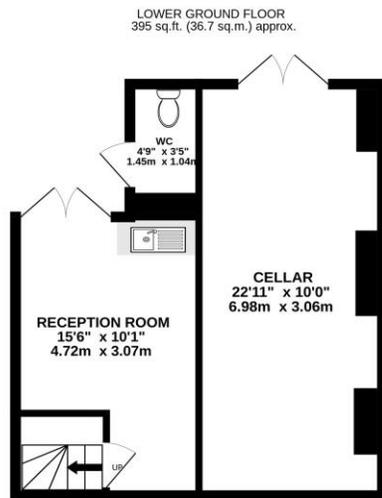
An original stone staircase leads down to a spacious cellar that could be used as further accommodation and a rear door leading out provides further access to a second cellar used as a workshop which no longer has access via the ground floor. The property benefits from oil fired central heating, secondary double glazing, good size rear garden with mountain views and pedestrian side access. Whilst the home requires updating works, we understand that various energy efficiency grants are currently available in the area. The property offers huge potential and there is no onward chain.



Location



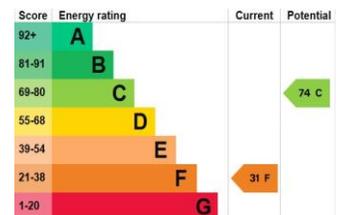
The Beautiful village of Clydach North is situated within the Brecon Beacons National Park, overlooking the historic Clydach Gorge with beautiful countryside walks and ancient woodlands. Nearby there is access to a UK Cycle Way at Clydach South and easy access to the Brecon & Monmouthshire canal. Local amenities can be found in the nearby village of Gilwern only one mile away which offers a selection of small shops, village hall, garage and public houses. There is easy road access to Abergavenny and Brynmawr town centres. The Heads of the Valleys trunk road A465 allows access to the M4 corridor within approximately 30 minutes. Abergavenny further benefits from both a train and bus station.



TOTAL FLOOR AREA : 1659 sq.ft. (154.1 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.

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