



**Mulberry Forge, Llanddewi Rhydderch,  
Abergavenny. NP7 9TN  
£275,000  
Tenure Freehold**

- ONE BEDROOM PROPERTY
- PLANNING PERMISSION FOR AN EXTENSION
- FABULOUS VIEWS
- OPEN PLAN LIVING SPACE
- PARKING TO THE REAR
- IDEAL FIRST TIME BUY / INVESTMENT

Situated just outside the lovely village of Llandewi Rhydderch in a commanding rural location with stunning countryside views and yet only three miles from Abergavenny town centre is this beautifully presented former Blacksmiths Forge converted in 2009 and now offers accommodation comprising: Open plan Lounge/Kitchen Breakfast room with integral appliances, good size double bedroom and bathroom. Perfect for first time buyer / retirement or couples, the home also has the benefit of planning permission for a single storey extension. This bungalow style home benefits from Propane Gas central heating and double glazing, and to the outside there is parking space for three vehicles, lawned garden and patio. Early Viewing is Strongly recommended.

Conveniently situated for a short drive Abergavenny Town Centre with a choice of primary schools and a secondary school. The town centre offers all necessary amenities such as doctors and dentist surgeries, a number of supermarkets, independent shops, butchers, cafes, restaurants and pubs as well as its own cinema and library. The town is also the perfect commuters town as it provides ample travel with the train and bus station and is close to all major road links. It is also an extremely picturesque town well known for its walks and bike trails through the mountains, canal walks and along the river Usk.

Services:

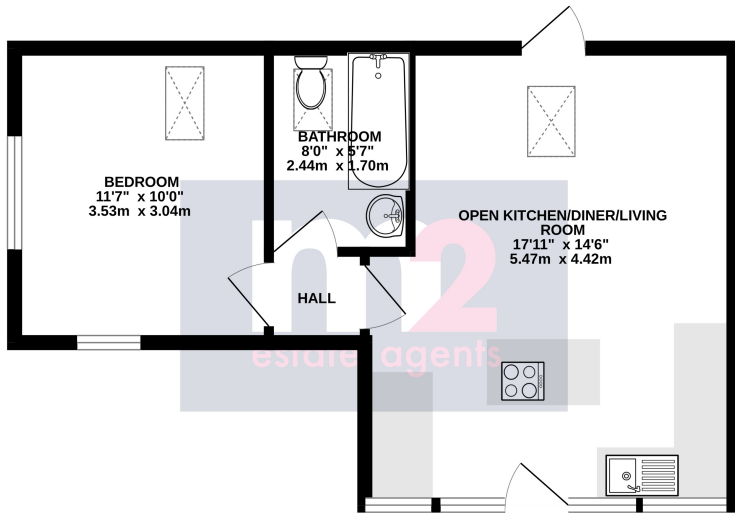
Mains Electric and water. Septic tank drainage and LPG heating.

Council Tax Band:

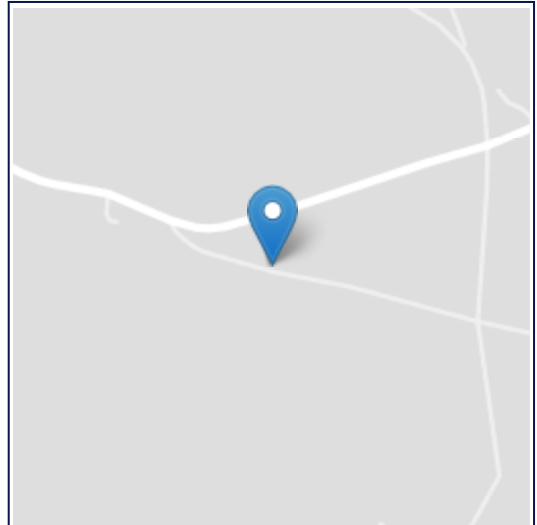
Band C.



GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 419 sq.ft. (38.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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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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