



**2 Lees Cottages, Clydach, Abergavenny. NP7**

**OLA**

**£249,000**

**Tenure Freehold**

- TWO COTTAGES COMBINED
- THREE GOOD SIZE BEDROOMS
- OIL FIRED CENTRAL HEATING
- MOUNTAIN VIEWS
- REAR GARDEN AND SIDE ACCESS
- TWO CELLARS
- NO ONWARD CHAIN
- MODERNISATION REQUIRED

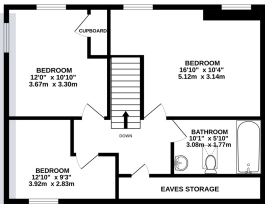
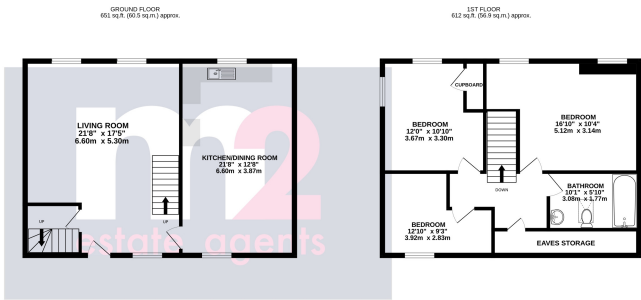
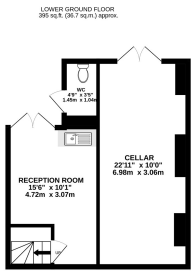
Once part of a row of five cottages, this property has been developed by combining two of the original cottages to now offer an excellent size three bedroomed family home with two basements. The overall combined accommodation now comprises: Sitting Room, Extensive Kitchen/Diner, three spacious bedrooms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

Services:

Oil central heating, mains electric water and drainage.

Council Tax Band:

Band D.



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.

Made with Mapbox (2025)



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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I/We acknowledge that I/we have read and understand your terms  
letter and that these property ( Abergavenny, NP7 0LA ) details  
have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_