

Tyn Y Cae Llantilio Crossenny, Abergavenny



ROS COE ROGERS KNIGHT
Town and country properties



Tyn Y Cae

Llantilio Crossenny, Abergavenny

Enjoying extensive, bright and airy accommodation, this detached and incredibly spacious four-bedroom bungalow is set in the popular and very pretty rural hamlet situated mid-way between Monmouth and Abergavenny. Its level, landscaped grounds of almost an acre face mainly south and east, and the property's tucked-away and private location offers attractive views of the open countryside beyond. The flexible layout could suit multi-generational family living.

Modern in construction, with an exterior of face brickwork and painted render, inset double-glazed windows and doors set beneath pitched concrete tiled roofs. Features include moulded skirtings and architraves, ceramic and wood-style laminate flooring, and coved ceilings. Oil-fired central heating, together with electric heating served by the roof solar panels with an inverter and battery pack, provide an income.

From the driveway, paving leads round to a panelled front door opening into:

ENTRANCE HALLWAY: 2M X 3.4M: 2.00m x 3.40m (6'7" x 11'2")

Arched opening into hallway, and a pair of part-glazed panelled doors open into:



DINING ROOM: 3.35m x 4.50m (10'12" x 14'9")

Windows to front and side aspects. Panelled door opening into:



KITCHEN/BREAKFAST ROOM: 3.90m x 3.80m (12'10" x 12'6")

Two windows with terrace views. A range of fitted shaker-style cabinets incorporate corner storage cupboards with granite worktops, matching upstands, and an inset ceramic sink unit with carved draining board. Space for Rangemaster LPG cooker with extractor hood above, matching wall units. Secondary door into hallway and door into:



UTILITY ROOM: 2.60m x 1.70m (8'6" x 5'7")

A solid door leading into useful recessed back porch. Matching kitchen units with granite topworks and inset ceramic sink unit, space for dishwasher and washing machine. Door into walk-in pantry: wall-mounted consumer unit and solar panel controls.

BACK PORCH:

With quarry tiled floor and doors leading into:

FREEZER STORAGE ROOM:

With power and light.

PLANT ROOM:

Housing the hot water cylinder, solar panel inverter and battery pack.

GARDENER'S WC:

Window, low-level WC and wash hand basin.

SNUG: 2.37m x 3.70m (7'9" x 12'2")

French doors opening out to the garden and door into:



LOUNGE: 4.86m x 6.60m (15'11" x 21'8")

Windows to the front and side overlooking the gardens, and door into inner hallway. Contemporary wood-burning stove set on a glass hearth. An arched opening leads into:



SUN ROOM: 2.20m x 2.95m (7'3" x 9'8")

Pair of glazed French doors with matching side panels and window to side overlooking the garden and sun terrace.



INNER HALLWAY:

Loft access hatch and doors into storage cupboard. Doors into the following:

DRESSING ROOM:

Window to rear. Fitted wardrobes to one wall with integral dressing table.

SHOWER ROOM:

Window to rear. White contemporary suite with fitted bathroom furniture accommodating low-level WC and wash basin set into worktop with wall cabinet and mirror. Corner-set fully tiled shower cubicle with electric shower unit and adjustable shower head. Extractor fan.



PRINCIPAL BEDROOM: 4.52m x 4.20m (14'10" x 13'9")

Windows to front and side overlooking the gardens.



From the inner hallway, doors lead into the following:

BEDROOM TWO: 3.98m x 3.40m (13'1" x 11'2")

Window to front.



BEDROOM THREE: 2.68m x 3.37m (8'10" x 11'1")

Window to side, archway to dressing area/wardrobe.



BEDROOM FOUR: 3.00m x 2.80m (9'10" x 9'2")

Window to rear aspect.

OUTSIDE:

GROUNDS & GARDENS:

These are level, face east and south, and total approximately 0.95 of an acre, providing excellent levels of privacy. The specimen trees include silver birches, a dawn redwood, a ginkgo, cherry, apple and hazel trees, all of which are complemented by well-stocked shrubbery and flowerbed borders featuring camellias and rhododendrons. The sun terraces have been designed and arranged to take full advantage of the sunrises and sunsets. There are manicured lawns, a productive vegetable garden enclosed by hornbeam hedging, together with a natural woodland area with a pond, a children's play area, and a campfire seating area.

DRIVEWAY & PARKING:

From the village road, the private driveway leads to a gravelled parking and turning area giving access to:

GARAGE: 4.70m x 3.00m (15'5" x 9'10")

With up-and-over door and concrete base. Power and lighting.

SERVICES:

Mains water, electricity and private drainage. Combined oil-fired and electric central heating fed by solar panels. Council Tax Band G. EPC Rating: D

DIRECTIONS:

From Monmouth, take the Rockfield Road (B4223) heading in the direction of Abergavenny. Pass through the village of The Hendre and The Halfway House pub, and just past the sign for Llantilio Crossenny turn left and follow the road around and up to a small crossroads. Continue straight over and take the second driveway on your left into the property.



Roscoe Rogers & Knight would like to draw your attention to the following notes:

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 - We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
 - None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

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