



Sunny Side Llanelly Hill



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Description

Beautifully presented and tastefully renovated home, formally two cottages converted to one by the present owner. Set in fantastic rural location and briefly affording entrance porch, 3 reception rooms kitchen breakfast room, 4 bedrooms... .. family and guest bathrooms, private, spacious gardens to the front, side and rear benefiting from views of the stunning surrounding countryside. Retaining many original features. The property is located in the Brecon Beacons National Park in a secluded rural location that offers the perfect opportunity for those looking for the rural way of life whilst being conveniently located to the towns of Abergavenny and Brynmawr with excellent transport links to Newport, Bristol and Cardiff. There is a parcel of ground in excess of a third of an acre available for negotiation that could be suitable for building plot(s) (subject to necessary planning consent) or for those wanting extra ground with the property. Please contact FoyWilliams estate agents for any further information.

Entrance porch UPVC double glazed door; stone walls; flagstone floor. Reception room 1/study 12'02" (3.72m) x 11'04" (3.46m) UPVC double glazed window; stone walls; plain plain plastered ceiling; flagstone flooring; fireplace with multi fuel burner; radiator. Reception room 2/lounge 16'04" (4.98m) x 11'11" (3.64m) Timber double glazed door; 2 x timber double glazed windows; plain plastered walls and ceiling; stripped wooden floorboards; fireplace with multi fuel burner; staircase to first floor. Kitchen breakfast room 12'03" (3.74m) x 12'01" (3.69m) UPVC double glazed stable door; UPVC double glazed window; plain plastered walls and ceiling; stainless steel splashbacks; fitted kitchen comprising a range of base units with rolled edge worktops; stainless steel sink, mixer tap and drainer; breakfast island; stainless steel electric oven; black ceramic hob; integrated washer dryer; integrated dishwasher; space for fridge freezer; Ager cooker; radiator. Reception room 3/ dining room 19'03" (5.88m) x 10'01" (3.08m) 2 x UPVC double glazed windows; part stone, part plain plastered walls; fitted carpets; fireplace with multi fuel burner; radiator. Second front porch UPVC double glazed door; timber double glazed window; ceramic tiled floor. Stairs and landing Velux roof window; plain plastered walls and ceiling; fitted carpets; radiator; built in storage cupboards. Master bedroom 12'04" (3.77m) x 11'05" (3.49m) 2 x UPVC double glazed windows; plain plastered walls and ceiling; stripped wooden floorboards; feature stone wall; 2 x radiators. Family bathroom/ dressing room 13'02" (4.02m) x 12'00" (3.67m 'L' shaped) 2 x timber double glazed windows; plain plastered walls and ceiling; stripped wooden floorboards; freestanding bath with stainless steel mixer tap; low level WC; sink with stainless steel taps; 2 x radiators; built in storage cupboard housing central heating tank. Bedroom 2 10'00" (3.05m) x 9'08" (2.95m) UPVC double glazed



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window; plain plastered walls and ceiling; fitted carpets; radiator. Bedroom 3 9'03" (2.83m) x 6'10" (2.08m exc recess) UPVC double glazed window; plain plastered walls and ceiling; fitted carpets; radiator. Bedroom 4 9'05" (2.88m) x 8'00" (2.46m) Timber double glazed window; plain plastered walls and ceiling; stripped wooden floorboards; radiator. Guest bathroom Timber double glazed window; plain plastered walls and ceiling; vinyl flooring; ceramic tiled splashbacks; low level WC; sink with stainless steel taps; bath with stainless steel mixer tap and electric shower unit; radiator. Outside Having spacious, mature gardens to the front, side and rear comprising: patio area, various level lawns, planting beds, shrubs and trees, driveway with off-road parking and allotment area.



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Post code :

Number of Bedrooms : 4

Property Type : House

Asking Price : 280,000

Agent Details:

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