



# THE BRYN, ABERGAVENNY

Guide price **£450,000**





# 4 BRYNCELYN CLOSE

The Bryn, Abergavenny, Monmouthshire NP7 9AJ



3 Bedroomed detached bungalow,  
c.1/3 of an acre plot,  
Countryside views.

Located within a small cul-de-sac and offering superb vistas over Monmouthshire countryside and elevated views over the river Usk, is this 3 bedroomed detached bungalow.

Nestled in a quiet cul-de-sac within the charming hamlet of The Bryn, this detached bungalow offers a peaceful village setting while remaining conveniently close to Abergavenny. The Bryn boasts a strong sense of community, with a local shop and bus links providing easy access to the vibrant market town of Abergavenny. Here, you'll find a wealth of amenities, including independent shops, restaurants, schools, and healthcare facilities.

For commuters or those wishing to venture further afield, the town's mainline railway station offers direct connections both north towards Manchester and North Wales and south towards Swansea and West Wales, while excellent road links enhance accessibility. Nature lovers will appreciate the close proximity to Bannau Brycheiniog (formerly the Brecon Beacons), offering breathtaking landscapes and a variety of walking and outdoor pursuits. Whether you're looking for a tranquil retreat or a well-connected home, this property presents an excellent opportunity to enjoy the best of both worlds.





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## KEY FEATURES

- Detached bungalow,
- 3 double bedrooms, bathroom, shower room
- Dual aspect lounge/Dining room,
- Kitchen and separate utility room,
- Detached garage, c. 1/3 of an acre grounds with views.





# STEP INSIDE



Stepping inside, you are welcomed by a spacious L-shaped hallway, setting the tone for the well-designed layout of this charming bungalow. Connecting doors lead to all rooms, while a handy storage cupboard provides a convenient space for coats and shoes.

The main reception room is a generously sized, dual-aspect space with an inviting lounge area. A feature fireplace with gas fire, complemented by shelving to the side, adds character and warmth, making it a perfect spot to unwind. The room extends into a clearly defined dining area, ideal for entertaining or family meals. Sliding patio doors open directly onto the rear garden, allowing natural light to flood the space and creating a seamless flow between indoor and outdoor living.

Adjacent to the dining area, the well-equipped kitchen offers a range of fitted wall and base units, along with ample worktop space. A window overlooks the rear garden, and there is space for a small table and chairs, making it a practical yet sociable area for everyday dining.

The utility room, positioned next door to the kitchen, provides additional space for appliances, including plumbing for a washing machine, and houses the floor-mounted boiler. A side door leads to the patio, offering easy access to the garden.

#### 4, Bryncelyn Close, The Bryn, Abergavenny

Approximate Gross Internal Area

Main House = 109 Sq M/1173 Sq Ft

Garage = 18 Sq M/194 Sq Ft

Total = 127 Sq M/1367 Sq Ft



**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Moving down the hallway, you'll find three well-proportioned double bedrooms, each offering comfortable accommodation. The principal bedroom benefits from fitted wardrobes, providing useful storage solutions. The remaining two rooms offer flexibility, whether used as sleeping quarters, a home office, or hobby space one of which benefits from an integral wardrobe.

A well-appointed family bathroom serves the household, complete with a bath, hand basin, and WC. Additionally, a separate shower room provides extra convenience, ensuring there are ample facilities for busy mornings.

Designed for both comfort and practicality, this home offers a flexible layout suited to a range of lifestyles. With its bright and spacious rooms, thoughtful storage, and excellent connection to the outside space, this bungalow presents a wonderful opportunity for those seeking a peaceful yet well-connected place to call home.



# STEP OUTSIDE



Stepping outside, the property offers a generous tarmac driveway to the front, providing ample off-road parking for multiple vehicles. A single detached garage features an up-and-over door for vehicle access, along with a convenient side door for pedestrians. Wrought iron gates on either side of the property lead through to the rear garden, ensuring secure and easy access.

To the side of the bungalow, a paved sun patio extends from the utility room, offering a lovely spot to enjoy a morning coffee. A larger patio area directly adjoins the rear of the house, perfectly positioned to take in the superb views over the rolling Monmouthshire countryside.

The majority of the garden is laid to lawn, interspersed with mature hedging, specimen trees, and an impressive array of fruit trees. A dedicated vegetable garden features well-defined planting areas with stone pathways, while two greenhouses provide excellent opportunities for keen gardeners to grow their own produce year-round. The rear garden is a true delight and enjoys colour and privacy. There are 2 outside water taps and electric to one of the greenhouses.

## INFORMATION

Postcode: NP7 9AJ

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Mains

EPC: C







## DIRECTIONS

On leaving our Usk office, proceed towards Twyn Square on Bridge Street. On reaching the Three Salmons Public House, turn left onto Porthycarne St/B4598. Stay on this road for approximately 6 miles. Turn left when you get to the T junction, staying on B4598, heading towards Abergavenny. Stay on this road for 1.2 miles, then turn left into the Bryn. Take the first left and follow the road around to Bryncelyn Close, where the house will be found.  
What3Words gobbling.envisage.admits





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	71	79
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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