



LLANELLY HILL

Guide price **£400,000**



5 LLEWELLYNS ROW

Llanelly Hill, Abergavenny, Monmouthshire NP7 0PH



Stunning cottage with far reaching views
En-suite facilities to Principal bedroom
Landscaped exterior

This charming, character-filled cottage sits in an enviable position with sweeping views towards Bannau Brycheiniog, offering a peaceful countryside backdrop while remaining close to everyday conveniences. Set just outside the vibrant market town of Abergavenny, the property benefits from easy access to an excellent range of local amenities, including well-regarded schools, independent shops, cosy pubs and acclaimed restaurants. The area is well connected, with straightforward road and rail links heading east and west, making Cardiff, Hereford and even London accessible for commuters or weekend trips. The surrounding landscape is a true draw: rolling hills, scenic footpaths and dedicated bike trails lie moments from the door, providing countless opportunities for outdoor adventure. Thoughtfully upgraded by the current owners, the cottage blends comfort with character, all within a location that perfectly balances rural tranquillity and practical convenience.



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KEY FEATURES

- Characterful cottage
- 3 bedrooms
- 2 reception rooms
- Fitted kitchen
- Utility room
- En-suite facilities



STEP INSIDE



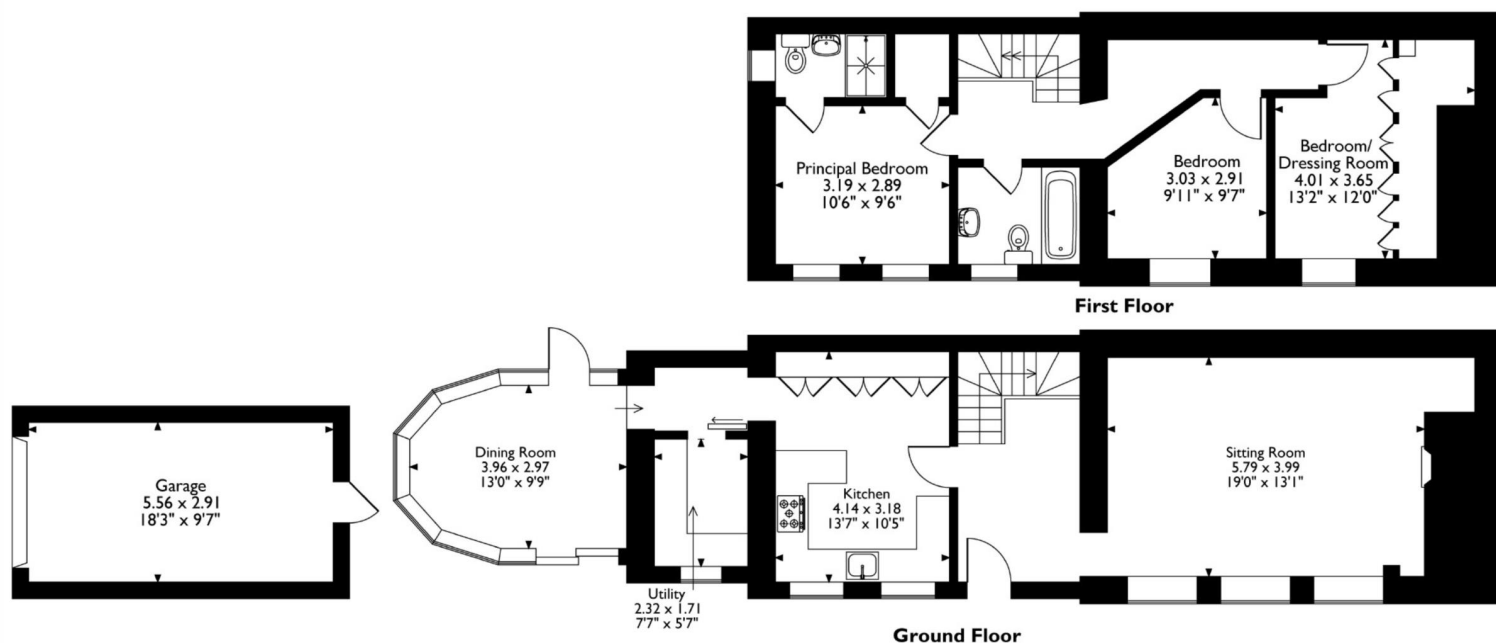
Stepping through the main front door, you are welcomed into a light and well-presented hallway, where a staircase rises gracefully to the first floor and a useful cupboard beneath provides practical storage.

To the left, a timber door opens into the thoughtfully designed kitchen, fitted with bespoke cabinetry and sleek white quartz work surfaces that flow seamlessly into a matching splashback. An integrated sink and drainer, fitted dishwasher and space for a large fridge-freezer ensure the kitchen is as functional as it is stylish, while a front-facing window frames the far-reaching views. A breakfast bar offers a relaxed space for morning coffee or casual dining.

Opposite the kitchen, the main lounge is a truly beautiful room. Three full-length front windows flood the space with natural light and capture uninterrupted vistas across the surrounding countryside. A feature stone fireplace forms an elegant focal point, complete with an original bread oven that adds character and a nod to the cottage's heritage.

From the kitchen, a door leads into a practical utility room with further appliance space, including plumbing for a washing machine - an ideal addition for busy households. Completing the ground floor is the dining room, formerly a conservatory but now transformed with a solid roof, recessed spotlights and a sliding patio door that opens directly onto the garden. This versatile space is perfect for entertaining or simply enjoying the outdoors from the comfort of inside.

5, Llewellyns Row, Llanelly Hill, Abergavenny
 Approximate Gross Internal Area
 Main House = 124 Sq M / 1335 Sq Ft
 Garage = 16 Sq M / 172 Sq Ft
 Total = 140 Sq M / 1507 Sq Ft



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.

Upstairs, a generous landing leads to three well-proportioned bedrooms.

The principal bedroom benefits from its own en-suite facilities, offering privacy and convenience. All three bedrooms feature front-facing windows that make the most of the spectacular views, ensuring each room feels bright, uplifting and connected to the picturesque setting.

A modern family bathroom completes the first-floor accommodation, fitted with a contemporary white suite that adds to the home's overall sense of comfort and style.

STEP OUTSIDE



Outside, the property continues to impress with its beautifully arranged and highly practical grounds. A timber vehicular and pedestrian gate opens onto the enclosed garden and stone-chipped driveway, offering generous parking for several vehicles, including a covered car port, along with an electric vehicle charging point. Directly adjoining the house is a paved sun patio - an ideal spot for morning coffee or evening relaxation - which flows onto a well-kept lawn framed by thoughtfully positioned seating areas designed to capture the stunning views.

A brick-built barbecue area with slate work surfaces provides the perfect setting for outdoor entertaining. Shallow steps and a wrought iron gate lead down to the lower garden level, where raised vegetable beds and two timber storage sheds offer excellent practical space. From here, a door opens into the garage, accessed via a side lane and offering exciting potential to convert into a summerhouse, as previously planned by the current owners.

INFORMATION

Postcode: NP7 0PH
Tenure: Freehold
Tax Band: C
Heating: Oil
Drainage: Mains
EPC: D





DIRECTIONS

What3words: stutter.chairing.sizing



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	58	71
EU Directive 2002/91/EC		

25 Bridge Street, Usk, NP15 1BQ
 01291 672212
 usk@archerandco.com
 www.archerandco.com



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