



FOR SALE BY PRIVATE TREATY

**SWALLOWS NEST, HARDWICK, ABERGAVENNY,
MONMOUTHSHIRE, NP7 9AB**

Three Bedroom residential dwelling together with 0.70 acre paddock

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire. NP7 9AH

Tel: 01873 840726



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Williams Associates

Email: info@williamsassociates.org.uk

web: www.williamsassociates.org.uk





MONMOUTHSHIRE

SWALLOWS NEST, HARDWICK, ABERGAVENNY, NP7 9AB

Well presented Three Bedroom residential dwelling in a rural and elevated setting.

Abergavenny 2 miles

Cardiff 32 miles

Bristol 50 miles

(Distances approximate)

Three bedroom residential dwelling

Approx 0.70 acres of grass paddock adjoining. Nissen Hut and established orchard

Elevated position with scenic view over the Usk Valley

Less than 2 Miles from the Market Town of Abergavenny with it's excellent road and Rail network.

A three bedroom residential dwelling in a picturesque rural area, with excellent access to the market town of Abergavenny.

Stephen Terry's popular restaurant "The Hardwick" is located less than 1/4 mile from Swallows Nest.

An attractive red brick cottage with attached garage.

Adjacent to the property is a grass paddock of approx 0.70 acres together with a Nissen Hut. There is also a small orchard at the front of the property with a variety of established apple trees.

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Formerly two holiday cottages the accommodation briefly comprises:-

Kitchen/Diner 14'0" x 13'9" (4.27m x 4.20m) Fully fitted kitchen with wall and floor units and single drainer sink. Vinyl flooring, with space for an electric oven, integrated extractor fan and space for washing machine.

Family Bathroom 8'10" x 4'11" (2.69m x 1.51m) Fully fitted bathroom with WC, Panel bath with shower over and wash hand basin. Double glazed windows with natural light.

Garage 12'0" x 17'11" (3.66m x 5.47m) Traditional brick garage with double wooden door opening into the courtyard. Ideal to incorporate into the residential property (subject to planning permission).

Lounge 14'5" x 13'10" (4.39m x 4.21m) Open lounge at top of stairs featuring a skylight and Juliet balcony with in-opening wooden glazed doors with cast iron safety support, all walls and ceiling are emulsion painted and smooth plastered. Radiator.

Bedroom 12'2" x 13'10" (3.70m x 4.21m) Large double bedroom with skylight and double-glazed window looking over the beautiful mountain views, all walls and ceiling are emulsion painted and smooth plastered. Radiator.

Kitchen/Diner 8'3" x 14'3" (2.52m x 4.34m) Fully fitted kitchen with wall and floor units and an external wooden glazed door leading to rear garden/courtyard, all smooth plastered and painted with a fresh feel and ample natural light. Space for washing machine and cooker with integrated extractor fan. Vinyl flooring.

Lounge 12'5" x 14'1" (3.78m x 4.29m) Good sized lounge with ample natural light from dual aspect double glazed windows. Radiator, all walls and ceiling are smooth plastered and painted fresh with fantastic views across the open countryside.

Bathroom 7'1" x 7'4" (2.17m x 2.23m) A good sized fully fitted bathroom with oak wooden door and double glazing, bath with shower, WC and wash hand basin. Ceilings are emulsion smooth plastered.

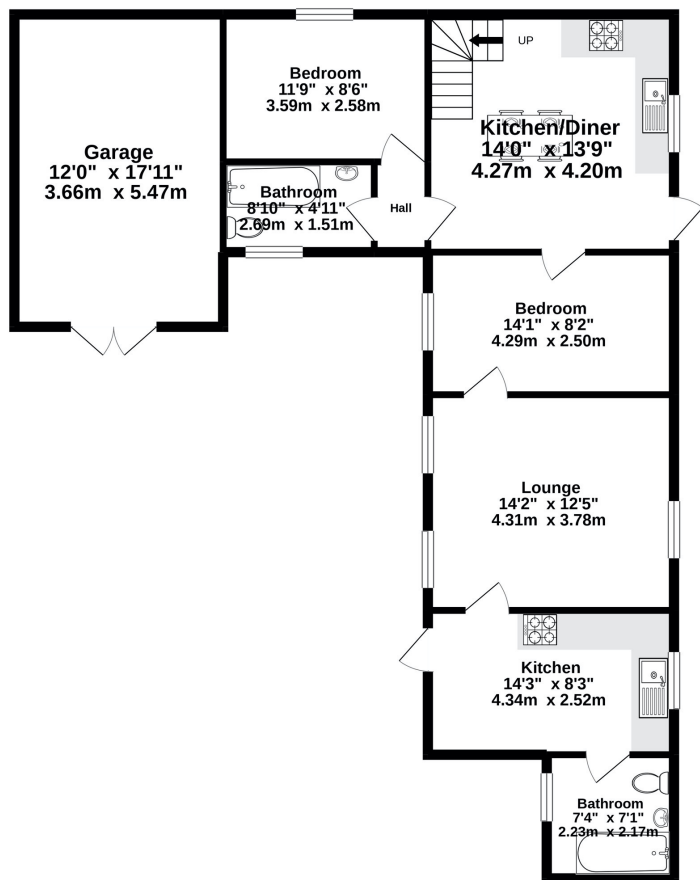
Bedroom 8'2" x 14'1" (2.50m x 4.29m) Good sized double bedroom coming off the lounge, offering a solid oak internal door, double glazed window and radiator with all walls and ceiling smooth plastered.

OUTSIDE

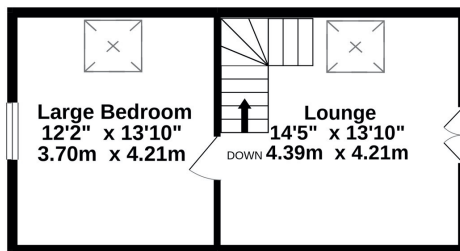
There is parking for several vehicles at the front of the property. At the rear is a useful Nissen Hut. Adjacent to the Nissen Hut are the footings of a demolished previous poultry building. Adjoining the property is a grass paddock extending to approx. 0.70 acres, ideal for a small pony. The paddock and rear of the property is accessed via the concrete track leading into the paddock (edged blue on attached plan). The access does not form part of the property and the user will be granted a permanent right of way over it.



Ground Floor
1031 sq.ft. (95.7 sq.m.) approx.



1st Floor
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 1385 sq.ft. (128.7 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.
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DIRECTIONS

From Abergavenny proceed to Hardwick roundabout and head south on B4598 (Old Raglan Road). After approx 1 mile and passing 'The Hardwick' on your left, take next left for Tyr Pwll. Swallows Nest can be found on right after 1/4 mile. Please ensure you do not park or block the entrance to neighbour's properties when viewing the property.

SERVICES

Mains water and electricity. Private drainage. Oil Central Heating.

BASIC PAYMENT SCHEME

No Basic Payment Scheme Entitlements are included in the sale.

HEALTH & SAFETY

Neither the seller nor the selling Agents are responsible for the safety of those viewing the property and accordingly all individuals do so at their own risk.

LOCAL AUTHORITY & PLANNING AUTHORITY

Monmouthshire County Council, Planning Department, County Hall, Rhadyr, Usk, NP15 1GA

Tel: 01633 644831

MONEY LAUNDERING

We are required by Law to verify the identity and address of everyone who offers, bids or buys property.

Please provide the following documentation with your Formal Tender: -

1. Photo ID e.g. Passport or Driving Licence
2. Residency ID e.g. current Utility Bill



sketches.reclining.nickname

METHOD OF SALE - PRIVATE TREATY

The Agent reserves the right to use Tender, Public or Private Auction in order to conclude a sale.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars or plans, or its interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final.

TENURE

Freehold with vacant possession upon completion.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold, subject to, and with the benefit of, all existing rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of County or Local Authorities.

PLANS, AREAS AND SCHEDULE

These are based upon Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

VIEWINGS

Strictly by appointment with selling Agent.

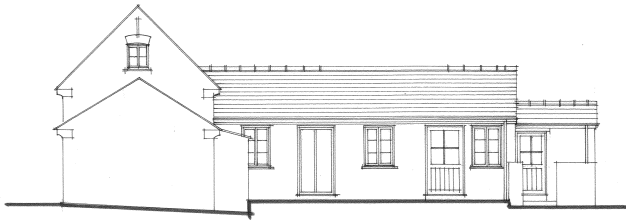
SOLE SELLING AGENT

Williams Associates Chartered Surveyors
The Old School, The Bryn, Penpergwm,
Abergavenny, Monmouthshire, NP7 9AH

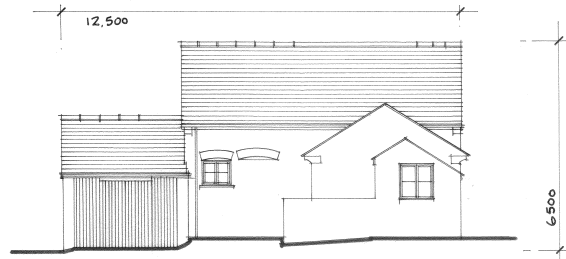
Contact: Stephen Williams or Eifion Morgan



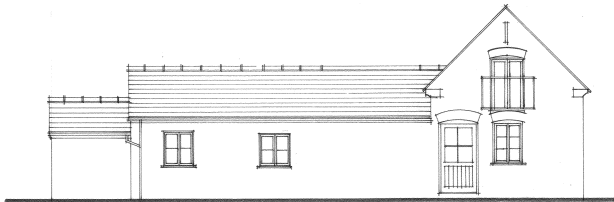
PROPOSED LAYOUT



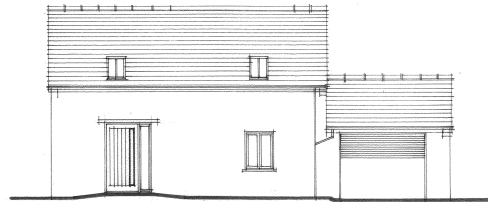
SOUTH WEST ELEVATION.



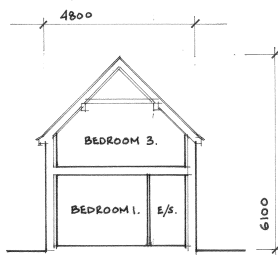
SOUTH EAST ELEVATION.



NORTH EAST ELEVATION.



NORTH WEST ELEVATION.



SECTION A-A.

MATERIALS.

Roof: Blue/black slate roof with half round butt jointed ridge tiles.

Walls: Red clay facing brickwork.

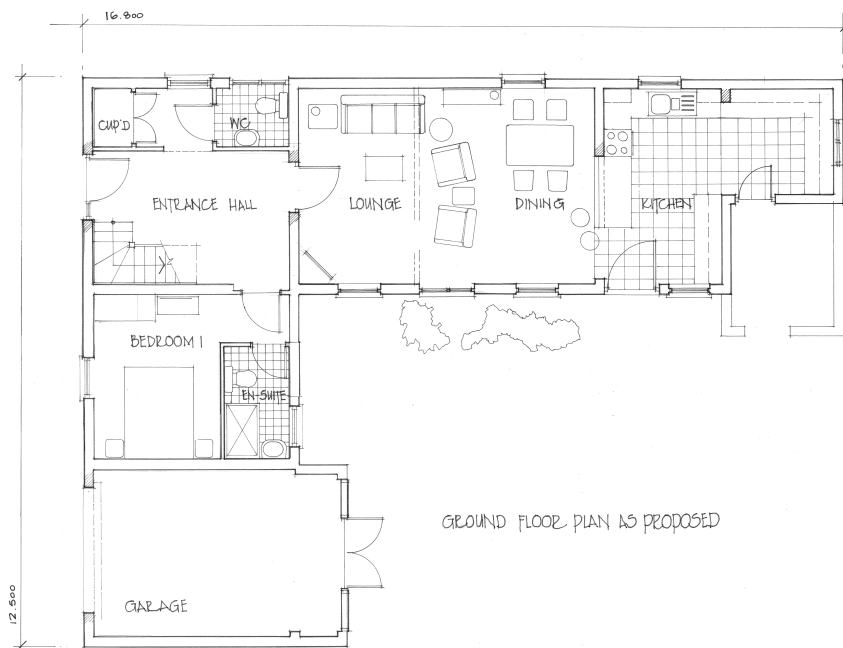
R.W. Goods: Cast metal with paint finish.

Windows: Timber casements with paint/stain finish.

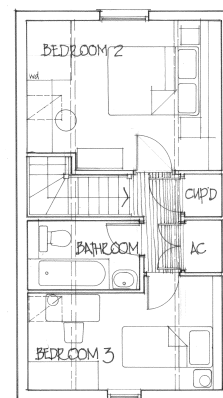
Doors: Hardwood with stain/oil finish.

Garage Door: Colour-coated roller shutter.

Buckle Chamberlain Partnership Ltd. Architects & Architectural Technologists. Mill House, Llancayo Court, Llancayo, Wals., Monmouthshire NP15 1HY Tel: 01291 672284 01291 672424 Fax: 01291 671050 Email: enquiries@bucklechamberlain.co.uk	
Client	Mr S. Mear.
Project	Change of Use From 2No Holiday Lets to Single Residential Dwelling At Tyr-Pwll, Hardwick, Abergavenny. NP7 9AB
Drawing	Proposed Elevations & Section.
Date	Nov 2020
Scale	1:100 @ A3
Drawn by	JSS
Checked by	
STATUS	PLANNING
Drawing No	1560[PL]03

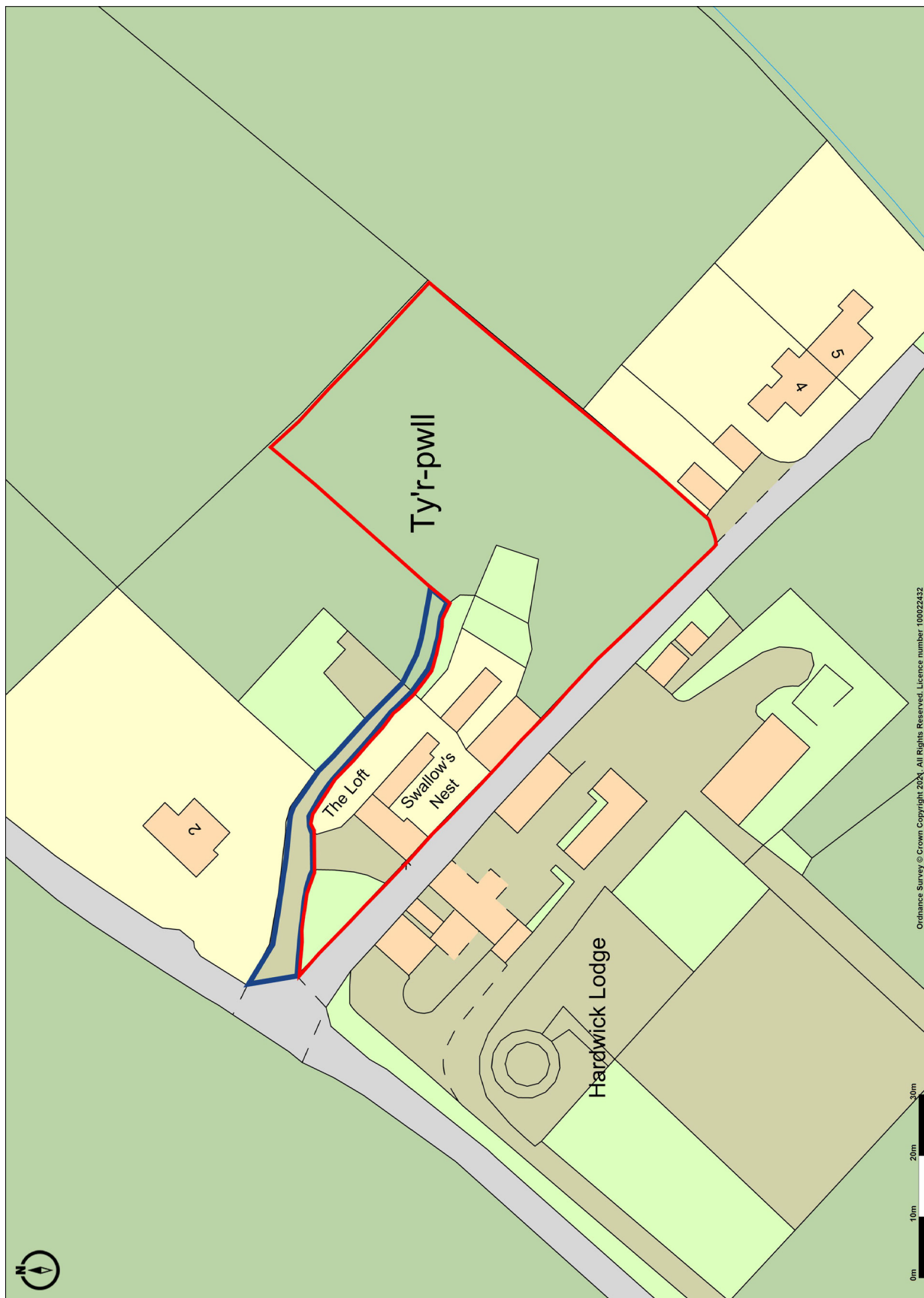


GROUND FLOOR PLAN AS PROPOSED



FIRST FLOOR PLAN

Buckle Chamberlain Partnership Ltd. Architects & Architectural Technologists. Mill House, Llancayo Court, Llancayo, Wals., Monmouthshire NP15 1HY Tel: 01291 672284 01291 672424 Fax: 01291 671050 Email: enquiries@bucklechamberlain.co.uk	
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Drawing	Proposed Floor Plans.
Date	Nov 2020
Scale	1:50 @ A2
Drawn by	GB
Checked by	
STATUS	PLANNING
Drawing No	1560[PL]02



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 Plotted Scale - 1:1000 Paper Size - A4

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 LANDMARK INFORMATION

Williams Associates
 chartered surveyors

The Old School, The Bryn,
 Penpergwm, Abergavenny,
 Monmouthshire. NP7 9AH

Tel: 01873 840726

Email: info@williamsassociates.org.uk

web: www.williamsassociates.org.uk

NOTICES

1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves, by inspection or otherwise, regarding the items mentioned below and as to the contents of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be seemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, not that the property remains as displayed in the photograph(s). No assumption is made with regard to parts of the property that have not been photographed.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries.
5. It should not be assumed that the property has all necessary planning, building regulations, or other consents. Where any reference is made to planning permission, or potential uses, such information is given in good faith.
6. The information in these particulars do not form part of an offer or a contract and neither the Agents or their employees have any authority to make or give any representations or warranties whatever in relation to this property.