



FOR SALE BY PRIVATE TREATY

2 CROSSBROOK COTTAGES, TREFIL, TREDEGAR NP22 4ER

A characterful smallholding comprising a charming stone cottage sitting in pleasant gardens with stone outbuildings and two grass paddocks extending to over half an acre. Situated in a semi-rural location at the end of a private lane on the edge of Trefil village.

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

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SMALLHOLDING AT TREFIL, TREDEGAR NP22 4ER

An exciting opportunity to acquire a mid-19th Century cottage, a traditional range of stone outbuildings including a haybarn with planning permission and approximately 0.65 acres of pasture land.

- **Tredegar 3 miles**
- **Abergavenny 14 miles**
- **Cardiff 30 miles**
- **2 miles to A465 Heads of the Valleys road**
- **Charming three bedroom stone cottage in need of some modernisation**
- **0.65 acres freehold agricultural land**
- **Outbuildings including stone haybarn with planning permission**
- **For Sale by Private Treaty**

COTTAGE

This traditional stone cottage with cream render has been extended to the rear to offer a comfortable family home. The property has many original features such as thick stone walls and flagstone floors with modern improvements including UPVC double glazed windows and doors throughout. The accommodation briefly comprises:

Living Room 3.74m x 3.13m (12'3" x 10'3")

Entered directly from the main entrance, this spacious room has a built-in cupboard and an open fireplace with slate hearth and wood burning stove. Window to the front and access to the small hallway with stairs to the first floor.

Sitting Room 2.56m x 2.54m (8'5" x 8'4")

A door from the living room leads to a smaller, cosy sitting room with cast iron fireplace and window overlooking the front.

Dining Room 4.24m x 2.42m (13'11" x 7'11")

A bright, welcoming dining room with flagstone floor, attractive bay window to the side elevation and feature fireplace (unused) with slate hearth and brick surround.

Shower Room 2.14m x 1.55m (7'0" x 5'1")

Off the dining room is a useful utility area leading to a shower room with shower, WC, wash hand basin and tiled floor.

Kitchen 5.52m x 2.71m (18'1" x 8'11")

A step leads up from the dining room to a spacious, well-presented kitchen fitted with a range of cream base and wall cupboards with space for appliances and a tiled floor. There is ample space for a dining table and chairs, dual aspect windows to the rear and side, and a glazed entrance door which leads to the south-facing paved terrace.

First Floor

A split landing has a large storage area to the right with low headroom and wooden floorboards. A few further steps rise to the landing area leading to two bedrooms.

Bedroom 3.14m x 2.21m (10'4" x 7'3")

Single bedroom with window to the front and vaulted ceiling with exposed timbers.

Master Bedroom 3.84m x 3.15m (12'7" x 10'4")

Spacious, airy double bedroom with alcoves, window overlooking the front garden and vaulted ceiling with exposed timbers.

Adjacent is a useful storage area with doors to the bathroom and further bedroom.

Bathroom 2.34m x 1.32m (7'8" x 4'4")

Well-presented bathroom with white suite comprising bath, wash hand basin and WC with rooflight.

Bedroom 3.76m x 3.49m (12'4" x 11'5")

Pleasant double bedroom with vaulted ceiling and dual aspect windows to the rear garden and side elevation.

GARDENS & OUTBUILDINGS

The property is approached along a private lane to a parking area with space for at least two vehicles. At the entrance to the garden is a stone former haybarn with planning permission for conversion to holiday accommodation: Planning reference C/20200045 (Blaenau Gwent County Borough Council). From the driveway, a gate leads along a concrete path to the front of the house and continues to the side terrace and around to the rear. Surrounding the house is a low maintenance garden with stone retaining walls and terrace area. Opposite the front door is a garden/small paddock with mature trees, enclosed with an attractive stone wall.

Within the garden are two further traditional stone outbuildings, both with a corrugated tin roof and in need of repair although offering scope for conversion. The larger of the buildings is sectioned into separate store rooms.

LAND

Adjacent to the cottage and accessed from both the garden and the drive is a paddock which extends to approximately 0.53 acres.

DIRECTIONS

From Abergavenny proceed west on A465 towards Merthyr Tydfil. Take the exit for Tredegar/A4048/Trefil and proceed for just under 2 miles to Trefil. Upon entering the village, turn right opposite Trefil Rugby Welfare Club down a private lane and over a small bridge. The property will be found on the right-hand side with a pedestrian gate to the cottage between two stone outbuildings.



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TENURE

Freehold with Vacant Possession on 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. The rights of way are shown in blue on the map provided.

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.

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.

SERVICES

Mains water, gas-fired central heating, private drainage.

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in the sale particulars.

SPORTING, TIMBER & MINERAL RIGHTS

The sporting rights, timber and mineral rights are included within the sale in so far as they are owned.

EPC RATING: E

LOCAL AUTHORITY & PLANNING AUTHORITY

Blaenau Gwent Borough County Council. Website: blaenau-gwent.gov.uk

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.

VIEWINGS

All viewings strictly by appointment with the Agent.

METHOD OF SALE

The property is for sale by Private Treaty.

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 offer: -

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

SOLE SELLING AGENTS

Williams Associates Chartered Surveyors

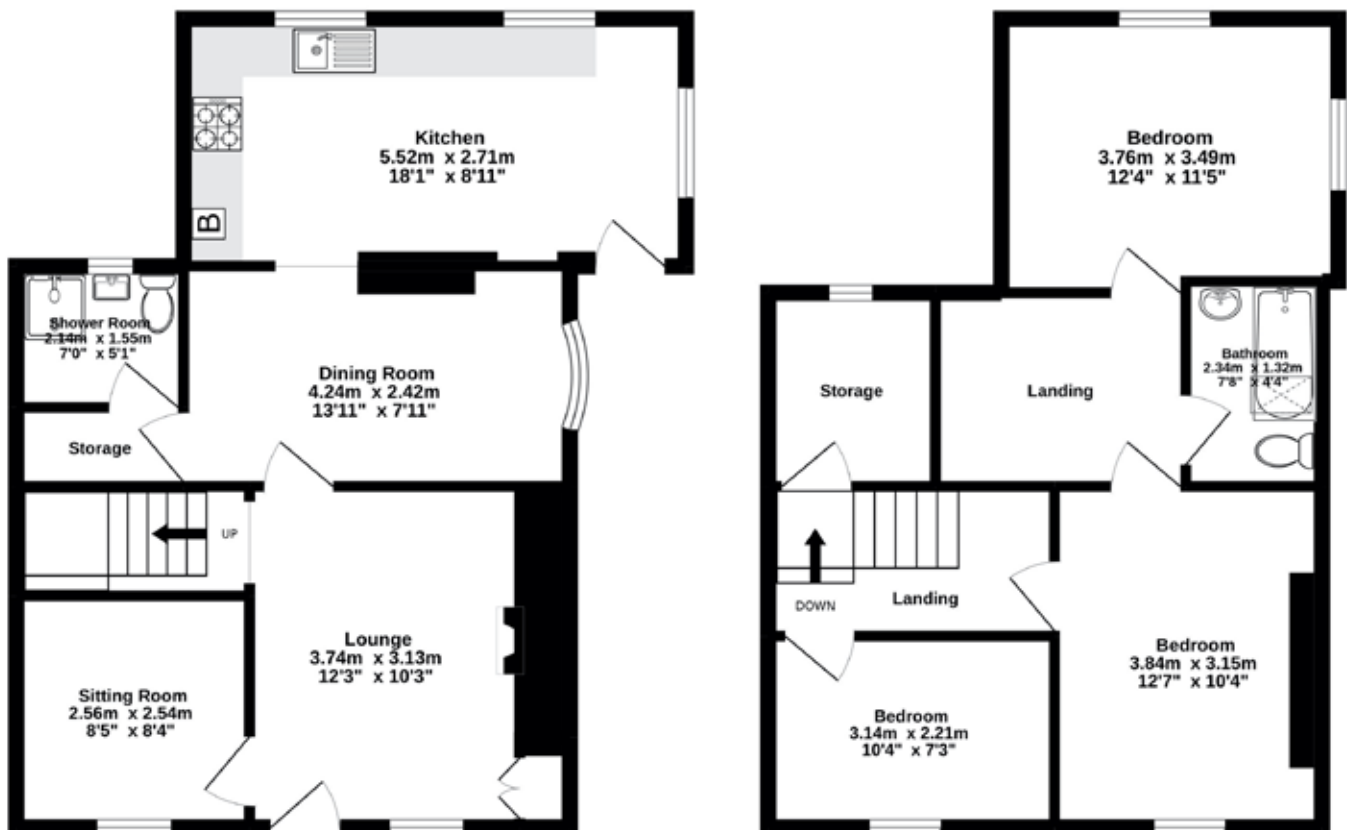
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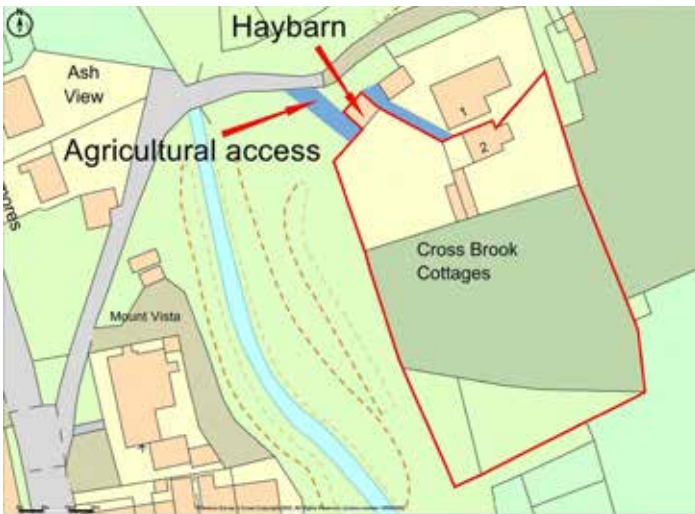
Email: info@williamsassociates.org.uk

Contact: Stephen Williams, Eifion Morgan or Jo Jones



TOTAL FLOOR AREA: 96.5 sq.m. (1039 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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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 deemed 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.

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