



St. Illtyd Cottage
Aberbeeg, Abertillery, NP13 2AY

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- Detached Period Characterful Cottage
- 4 bedrooms
- Large Private rear garden
- Stone Outbuilding
- Rural yet accessible area

GUIDE PRICE - £415,000

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DESCRIPTION

A characterful cottage nestled in the hamlet of St. Iltyd, ideally situated between Pontypool and Abertillery. This charming four-bedroom detached home offers an abundance of original features and timeless character throughout. Having remained within the same family for four generations, the property has been lovingly maintained and cherished, providing a warm and welcoming family home rich in history and heritage.

SITUATION

The property is located within the quaint village of St Illytd, located off the Llanhilleth mountain road. Although rural in nature the property has good service connections being situated 5 miles distant from Pontypool.

Pontypool provides a range of amenities including both local and nationwide shops including a Tesco Superstore, both junior and senior schools and recreational facilities.

The property has reasonable transport links being with the A4042 linking to the A467 Heads of the Valleys Road and the M4 Motorway Network.

ACCOMMODATION

Ground Floor

Upon entering the property, you are welcomed into an **entrance foyer** featuring a built-in shoe rack and attractive oak flooring. The **kitchen** is fitted with a range of tasteful wall and base units, along with an electric oven and hob. Rich in character, this space also showcases an original stone staircase, exposed stone wall, and fireplace. The **dining room** is bright and airy, benefiting from patio doors that open onto the outdoor patio area. The sitting room continues the property's charming character, featuring an original fireplace, a decorative staircase, a traditional bread oven, and exposed beams. The ground floor layout offers both practicality and comfort, creating a spacious yet cosy living environment. **Bedroom Four** is versatile and could also be utilised as a home office/study. A **WC/Shower** completes the ground floor accommodation.

First Floor

Bedroom One is the largest of the bedrooms with exposed beams and a Velux window. **Bedroom Two** benefits from a built-in wardrobe, while **Bedroom Three** is a generously sized room, also featuring exposed beams and a Velux window.

The **first-floor bathroom** comprises a bath with shower over, WC, and vanity wash hand basin.

Additional Information

The property is presented in good condition throughout and has recently been redecorated, giving it a fresh and inviting cottage feel. Well maintained and move-in ready, the property is ideally suited for prospective purchasers seeking a characterful home with modern comforts.

OUTSIDE

To the rear of the property is a generous patio area, ideal for outdoor dining and entertaining. Steps lead up to a substantial lawned garden, which enjoys attractive countryside views and provides an excellent outdoor space for a variety of leisure pursuits. The expansive grounds are well suited to active lifestyles, offering plenty of room for recreation and pets to roam freely. Bounded by mature hedgerows, the garden provides a good degree of privacy and seclusion. A useful stone-built outbuilding is also located within the grounds, benefiting from both water and electricity connections, making it suitable for a variety of uses. Roadside parking is available to the front of the property.

LOCAL AUTHORITY

Blaenau Gwent County Borough Council

VIEWING

Strictly by appointment with the Agents: David James, tel 01633 880220

GUIDE PRICE

£415,000

PLANS AND PARTICULARS

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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



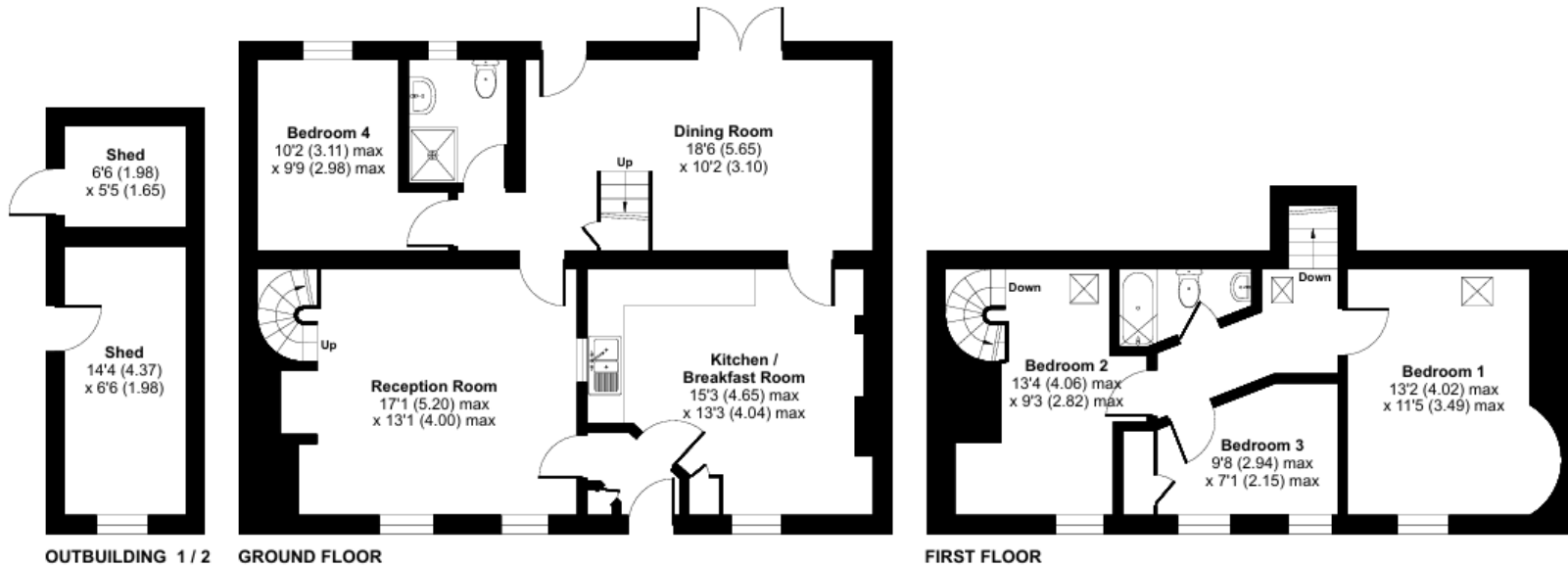
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Approximate Area = 1179 sq ft / 109.5 sq m

Outbuilding = 128 sq ft / 11.9 sq m

Total = 1307 sq ft / 121.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for DJ&P Limited. REF: 1484610