



Estate Agents

Taylor & Co

Abergavenny

Brynglas

Gilwern, Abergavenny NP7 0BN

Asking Price  
£260,000

# Brynglas

Gilwern, Abergavenny, Monmouthshire NP7 0BN

Three bedroomed semi-detached family home in an elevated cul-de-sac setting with superb views over Llanwenarth Citra towards the Deri  
Generously sized gardens | On street parking with the potential to create off road facilities (subject to consent)  
Dual aspect lounge / diner | Kitchen opening to a side lobby and the garden

Two double bedrooms & a good size single bedroom, all with inbuilt cupboards | Family bathroom & separate WC

No forward chain | Potential to improve and extend (subject to consent) | Popular village primary school nearby | Local high street with selection of shops and pubs

**This three bedroomed semi-detached family home sits in an elevated position in a cul-de-sac setting with gardens wrapping around three sides of the property and from which splendid long distant views over the Usk Valley towards Llanwenarth Citra and the Deri can be enjoyed. Offered to the market for the first time since construction in the 1950's, this much loved family home has no forward chain and provides the opportunity to enhance and extend, subject to the necessary consents.**

**SITUATION** | Gilwern is a thriving village community enjoying a superb location with outstanding views of the Sugar Loaf and across the Usk Vale towards the Black Mountains of the National Park yet is situated just four miles from the historic market town of Abergavenny.

Local facilities in this bustling village include a butchers and post office, several public houses, a thriving village hall, petrol station/general shop, church, highly regarded primary school, library, doctors' surgery and of course the canal wharf on the Brecon to Monmouthshire Canal. The area is also well known for outdoor leisure pursuits including hill walking, cycling, and hang gliding.

The area is well served for schools for all ages and Abergavenny railway station provides services to central London via Newport as well as Cardiff, Newport and Manchester. Road links via the A465 and motorway network provide access to Cwmbran, Newport, Cardiff and West Wales as well as Bristol, London and the Midlands.

## ACCOMMODATION

**ENTRANCE HALLWAY** | Double glazed entrance door with window to side, staircase to first floor, radiator, door opening into the side lobby. A door opens into:

**DUAL ASPECT LOUNGE / DINER** | Double glazed windows to the front and rear aspects offering views towards Llanwenarth Citra and the Deri, picture rail, fireplace with electric fire point, wall light points, two radiators.

**From the dining area, a door opens into:**

**KITCHEN** | Fitted with a range of wall and base cabinets, laminate work tops with tiled splashbacks, inset sink unit, inset four ring hob with extractor hood above, gas cooker point,

space for washing machine, double glazed window to the rear aspect with a distant view towards the Deri, radiator, **pantry cupboard** with window housing meters, door to:

**SIDE LOBBY** | Double glazed door opening into the garden, with window to side, door to hallway, boot cupboard, radiator.

## FIRST FLOOR

**LANDING** | Window to the side aspect, loft access, linen cupboard.

**BEDROOM ONE** | Double glazed window to the front aspect, picture rail, radiator, inbuilt wardrobe.

**BEDROOM TWO** | Double glazed window to the rear aspect with distant views towards Llanwenarth Citra and the Deri, radiator, airing cupboard housing Worcester boiler.

**BEDROOM THREE** | Double glazed window to the front aspect, picture rail, inbuilt cupboard over the stairwell.

**FAMILY BATHROOM** | Fitted with a white suite to include an enamelled panelled bath, wash hand basin, frosted double glazed window, radiator. Adjoining the bathroom:

**SEPARATE W.C** | Lavatory with high flush, frosted double glazed window.

## OUTSIDE

**WEST FACING FRONT GARDEN** | The property is set back from the road and is approached via a pedestrian gate with a pathway leading to the front entrance. The gardens are to three sides and wrap around the house leading to the side of the property and an externally accessed garden store.

**SIDE GARDEN** | A pathway to the side of the house provides an excellent spot from which to take in the stunning vista towards Llanwenarth Citra and the Deri. The house sits in an elevated position from its side and rear garden.

The side garden was originally a vegetable garden but offers the opportunity, subject to the necessary planning consent to create an off road parking area.

**REAR GARDEN** | The rear garden is triangular and is predominantly lawned with a paved patio and distant views to the Deri.

**Reference** AB404



## GENERAL

**Buyer Note** | This sale will be subject to a Grant of Probate.

**Tenure** | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

**Services** | Mains gas, electric, water and drainage are connected to the property.

**Council Tax** | Band C (Monmouthshire County Council)

**EPC Rating** | Band TBC

**Flood Risk** | No flood risk from rivers or surface water according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Number WA453572. There are restrictive covenants associated with the property, for further details, speak to the Agent.

**Local planning developments** | The Agent is not aware of any planning developments in the area which may affect this property. Refer to Monmouthshire Planning.

**Broadband** | According to Ofcom, standard and superfast broadband is available.

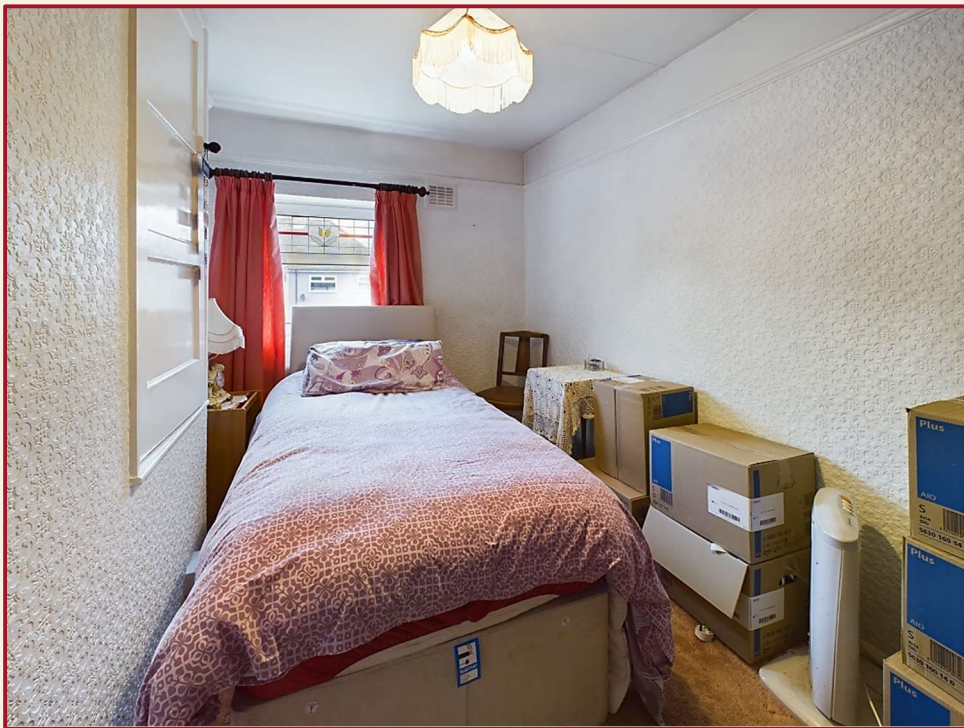
**Mobile network** | According to Ofcom, 02 indoor coverage likely, limited indoor coverage with Three, EE, Vodaphone.

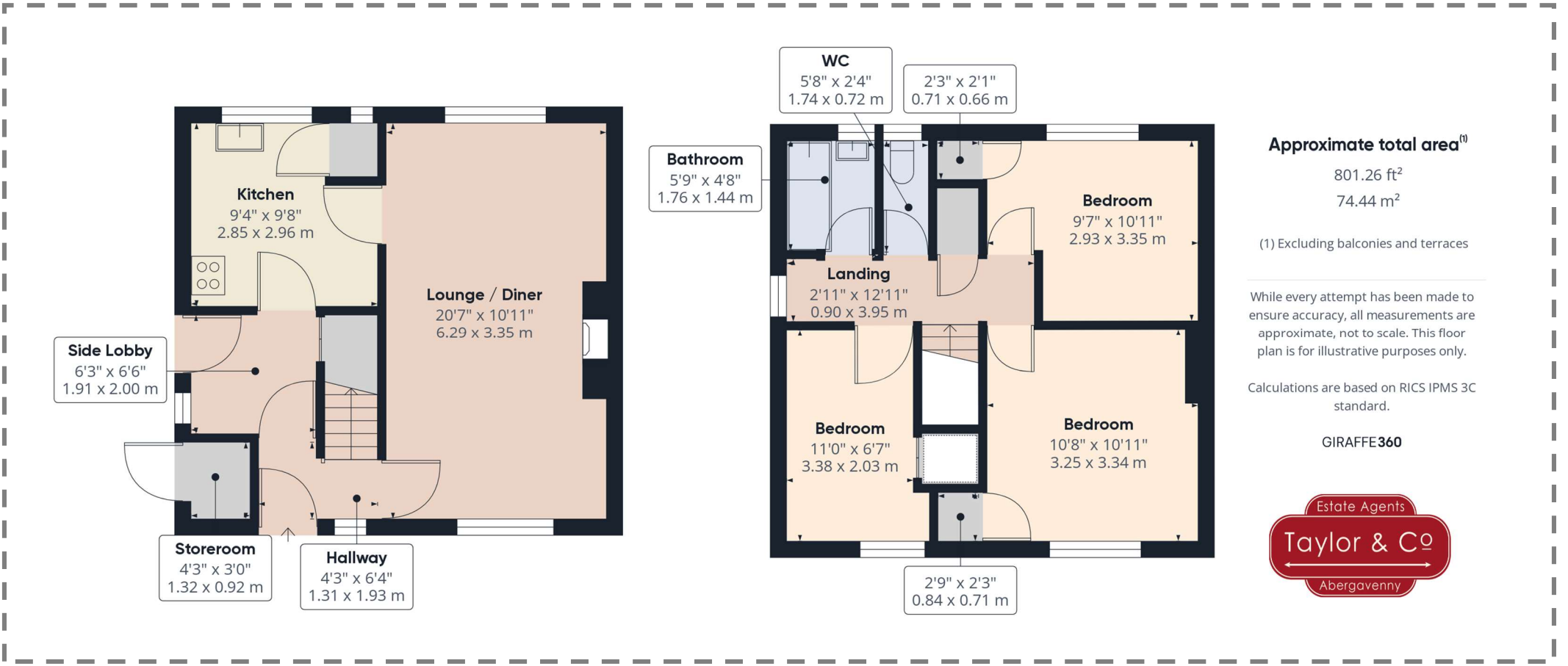
**Viewing Strictly by appointment with the Agents**  
**T** 01873 564424  
**E** abergavenny@taylorandcoproperty.co.uk

## GARDENS









**Approximate total area<sup>(1)</sup>**  
 801.26 ft<sup>2</sup>  
 74.44 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.