



Estate Agents

Taylor & Co

Abergavenny

School Lane,
Gilwern, Abergavenny NP7 0AT

Asking Price
£160,000

The Old Stable, School Lane

Gilwern, Abergavenny, Monmouthshire NP7 0AT

A one bedroom semi-detached converted former stable in an excellent location close to shops & amenities
Centrally located on the fringe of the popular village of Gilwern within the Bannau Brycheiniog National Park
Neutrally decorated throughout with period style fittings including a metal spiral staircase with wooden treads
Open plan Living Room/Kitchen with integrated appliances and slate flooring throughout
No onward chain | Ease of access to Abergavenny & Crickhowell as well as the wider road network vis the A465

Perfectly positioned in a very convenient location close to the centre of the popular village of Gilwern within Bannau Brycheiniog National Park, is this traditional stone built former stable just steps away from village facilities and transport links, making it an ideal purchase for those seeking their first home, primary or second homeowners.

Currently used as an investment property in a holiday let capacity, the charming accommodation includes a living room/kitchen with built in appliances, a double bedroom, and a contemporary white shower suite. There is no outside space but there is on street parking close by and a public car park just further along Main Road.

SITUATION | Gilwern is a thriving community enjoying a superb location with majestic views of the Sugar Loaf and further north, towards the Black Mountains of the National Park, yet is situated just four miles from the historic market town of Abergavenny. Local facilities in the bustling village include a butcher and a post office, a number of public houses, a thriving village hall, petrol station, church, general store, highly regarded primary school, library, and the canal wharf on the Brecon & Monmouthshire Canal. The area is also well known for outdoor and leisure pursuits including hill walking, cycling, and hang gliding.

For more comprehensive shopping and leisure facilities, Abergavenny is also easily accessible by car and boasts many high street shops and local boutiques as well as many restaurants and cafes. The area is also well served for schools for all ages. 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

LIVING ROOM/KITCHEN | Entered from the front via a wide double glazed timber stable door, riven slate flooring throughout, period style radiator, small paned double glazed window to the front, telephone point, crafted metal staircase with wooden treads to the first floor, frosted double glazed window to the side, ceiling mounted mains operated smoke alarm. The kitchen area is fitted with a traditionally styled range of units incorporating drawers and cupboards with contrasting worktops, glazed 'Belfast' sink with mixer tap, space and plumbing for washing machine, integrated electric oven and four ring halogen hob with cooker hood over, wall mounted electric central heating boiler.

FIRST FLOOR

LANDING | Incorporating the staircase from the ground floor, LED spotlights, over stairs storage cupboards, ceiling mounted mains operated smoke alarm, traditional wooden doors with antique style door furniture.

SHOWER ROOM | Step in shower cubicle with glazed pivot door and chrome thermostatic shower unit with flexi hose and rainfall shower head, low flush toilet, vanity wash hand basin unit with tiled splash back and storage cupboard beneath, antique style radiator/towel rail.

BEDROOM | With exposed roof truss and beams, period style radiator, corner display shelving, built in single wardrobe, LED spotlights.

OUTSIDE

There is no outside space with the property but there is on street parking close by and a public car park further along Main Road.

GENERAL

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

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

Council Tax | The property is not currently assessed for council tax as it is used for holiday letting purposes. The local authority is Monmouthshire County Council.

EPC Rating | Band E

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

Covenants | The property is registered with HMLR, Title Number CYM336566. There are no 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 | Standard superfast and Ultrafast available. According to Ofcom.

Mobile network | 02 likely, limited Three, EE, Vodafone indoor coverage according to Ofcom.

Viewing Strictly by appointment with the Agents

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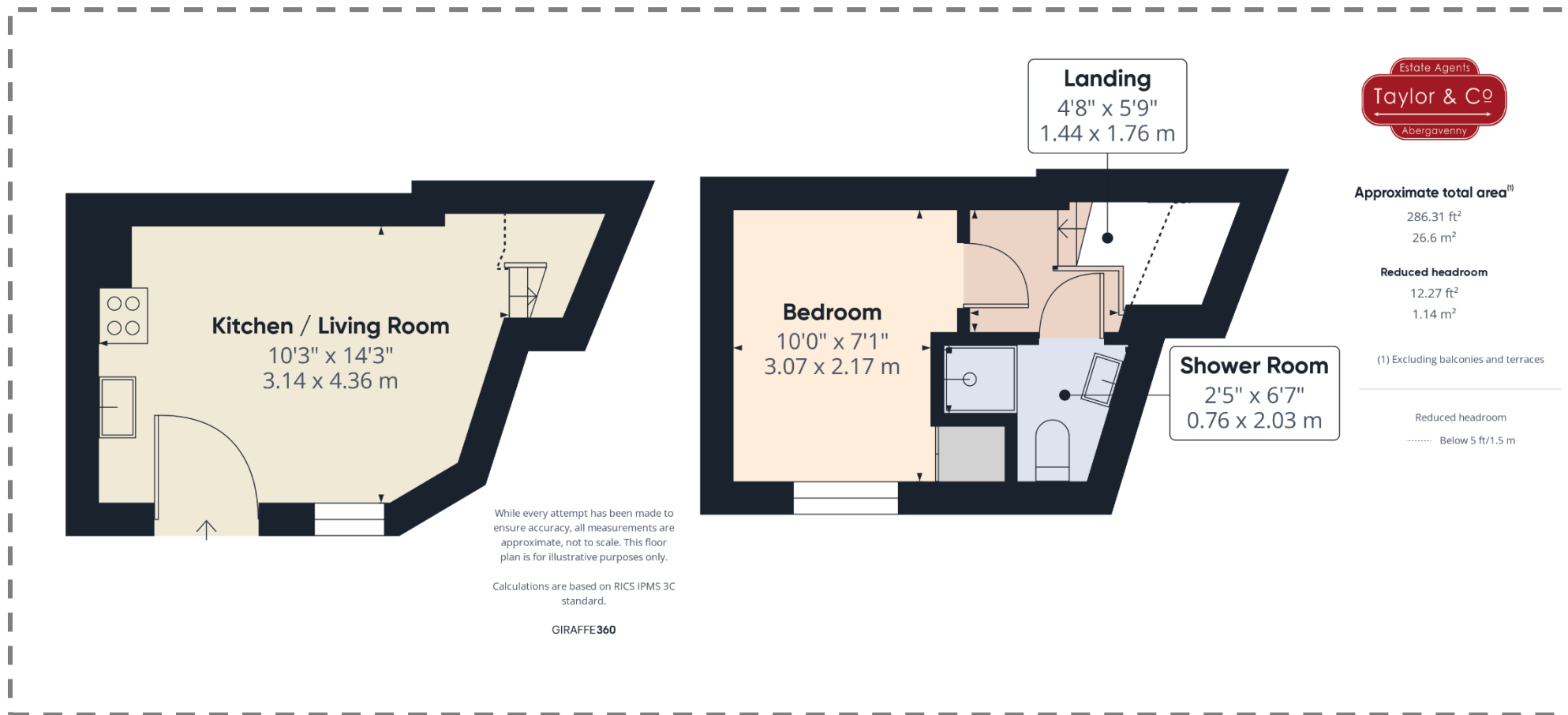
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