



Estate Agents

Taylor & Co

Abergavenny

Hillview

Gilwern, Abergavenny NP7 0BG

Asking Price
£325,000

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Gilwern, Abergavenny, Monmouthshire NP7 0BG

Situated in a cul-de-sac setting within the Bannau Brycheiniog National Park
River Usk, Monmouthshire & Brecon Canal & countryside walks all close-by | Walking distance to highly regarded primary school
Village high street with local shops, doctors' surgery & two public houses a short drive away | Excellent road links to Abergavenny and Crickhowell and further afield to Newport & Cardiff
Occupying a delightful setting in a greatly favoured position in the popular Lower Common
Three bedrooms | En Suite to master bedroom | Sitting room & Dining area
Well equipped fitted Kitchen | Family Shower Room | Double glazed conservatory | Driveway and additional off-road parking | No onward chain

This attractive three bedroom detached bungalow enjoys a cul-de-sac setting in the popular Lower Common area of Gilwern, favoured for its proximity to the primary school, countryside walks and ease of access to Crickhowell and Abergavenny. Having benefitted from upgrading in more recent years, the bungalow provides a generously proportioned living room which is open to a dining area and conservatory, a nicely fitted kitchen with integrated appliances, plus an en suite bathroom to the master bedroom and further Shower Room serving the remainder of the accommodation. The property also enjoys a beautiful westerly outlook along the Usk valley towards Llangattock hillside from the front.

A driveway and separate parking area provides essential off road parking facilities and the property is offered to the market with no onward chain.

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 only four miles from the historic market town of Abergavenny and closer still to nearby Crickhowell. Local facilities in the bustling

village include a butchers and a post office, a number of public houses, a thriving village hall, a petrol garage, 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 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 wider area is also 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

HALLWAY | Entered from the front via a double glazed door, radiator, wall mounted central

heating thermostat, built in storage cupboard, telephone point, ceiling mounted mains operated smoke alarm, coved ceiling with inset downlighters.

SITTING ROOM | Broad double glazed window with fitted venetian blind enjoying a front aspect with views towards Llangattock hillside, television aerial point, telephone point, radiator, fitted gas fire with timber surround and raised hearth, coved ceiling with inset downlighters, open plan to :-

DINING ROOM | Radiator, coved ceiling with inset downlighters, double doors to conservatory and open plan to :-

KITCHEN | Being attractively fitted with a matching range of base and wall units incorporating drawers and cupboards with cream high gloss doors, contrasting black granite effect worktops with partly matching and partly tiled splashbacks, inset acrylic one and a half bowl single drainer sink unit with mixer tap, integrated electric oven and hob with cooker hood over, integrated washing machine and dishwasher with matching décor panels, under counter lighting and wall

cupboards with downlighters, space for upright fridge/freezer, built in store cupboard housing a wall mounted "Worcester" gas fired combination boiler supplying heating and hot water throughout the property, double glazed windows to the side and rear, coved ceiling with inset downlighters.

CONSERVATORY | Low brick walls with double glazed panes and glazed hipped roof, double doors opening to the garden, television aerial point.

BEDROOM ONE | Two double glazed windows both with a rear aspect, radiator, television aerial point, loft access hatch, access to :-

EN SUITE | Fitted with a modern suite in white with chrome fittings and comprising a panelled bath with central mixer tap and flexi hose shower head attachment, vanity wash hand basin unit with mixer tap and cupboards beneath, low flush toilet with concealed push button dual flush cistern, tiled floor, partly tiled walls, frosted double glazed window to the front, radiator with integrated towel rail, wall mirror, inset ceiling downlighters and extractor fan.

BEDROOM TWO | Double glazed window with fitted venetian blind to the front enjoying a beautiful outlook towards Llangattock hillside, radiator, television aerial point, inset ceiling downlighters.

BEDROOM THREE | Radiator, double glazed window with fitted venetian blind enjoying a front aspect with beautiful outlook towards

Llangattock hillside, television aerial point, inset ceiling downlighters.

SHOWER ROOM | Fitted with a modern suite in white with chrome fittings comprising a large fully tiled walk in shower area with glazed screen and chrome thermostatic shower unit with rainfall and flexi hose shower heads, low flush toilet with concealed push button dual flush cistern, integrated vanity wash hand basin unit with mixer tap and cupboards beneath, chrome ladder style radiator/towel rail, frosted double glazed window to the rear, inset ceiling downlighters and extractor fan.

OUTSIDE

FRONT | To the front of the property is a raised garden behind a low stone boundary wall with mature shrub border and level artificial grass lawn area. A driveway leads up from the road providing parking facilities in addition to a separate road level parking space.

A pathway leads around one side of the property and gives access to the rear.

REAR | From the conservatory the rear garden opens onto a paved sitting area to a level artificial grass lawn with rotary cloths line and garden store shed beyond. From the sitting area the garden slopes up to the rear boundary backing onto pastureland.

GENERAL

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

Services | Mains electric, gas, water and drainage are connected.

Council Tax | Band E (Monmouthshire County Council)

EPC Rating | Band C

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

Covenants | The property is registered with HMLR, Title Number WA392872. We are not aware of any restrictive covenants associated with the property.

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

Broadband | Standard, superfast and Ultra Fast available. According to Ofcom.

Mobile network | Limited Three, Vodafone and EE indoor coverage, full O2 coverage. According to Ofcom.

Viewing Strictly by appointment with the Agents

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Floorplan

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