



Estate Agents

Taylor & Co

Abergavenny

Main Road

Gilwern, Abergavenny NP7 0AU

Asking Price
£299,950

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Two double bedroomed semi-detached period home | Extended property with bath / shower rooms on each floor | Two reception rooms | Study | Walk-in pantry
Pretty gardens well stocked with a variety of plants | Off road parking at rear accessed via the neighbouring retirement complex
Situating in the Bannau Brycheiniog - Brecon Beacons - National Park with splendid hillside views of the Black Mountains
Monmouthshire & Brecon Canal & countryside walks close-by
Ease of access to a highly regarded primary school and village high street with local shops, bus service and two public houses
Excellent road links to Abergavenny and Crickhowell and further afield to Newport, Bristol, and Manchester via mid Wales route | No connected chain

This most attractive stone dressed two double bedroomed period home enjoys wonderful views of the Black Mountains of the Bannau Brycheiniog National Park and is conveniently positioned, being just steps away from the popular village high street. An extended family home, the property has an excellent footprint which although requires updating, offers a great opportunity for alteration and extension to suit, subject to the required planning consent. Owned by the same family for over 40 years, the property sits in pretty gardens and has the benefit of a good size workshop attached to the house, which is equipped with power, in addition to a large shed and off road parking at the rear.

Entered via a hallway with doors to the two separate reception rooms, the kitchen is spacious with fitted cabinets and from the dining room, a walk-in pantry. Off the kitchen is a small study and ground floor shower room at the rear. The two double bedrooms are served by a first floor bathroom suite, in addition to the facility downstairs. This family home is offered to the market with the benefit of no connected 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 butcher and a post office, several public houses, a

thriving village hall, a petrol garage, a church, a highly regarded primary school, library, and of course, the canal wharf on the Monmouthshire & Brecon 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. 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 | Partly glazed entrance door with courtesy window above, staircase to the first floor, understairs storage cupboard, wall mounted electricity consumer unit, radiator, panelled doors to both reception rooms.

LIVING ROOM | Sash window to the front aspect with secondary glazing, picture rail, cast iron fireplace with decorative tiled slip surround and hearth with marble mantle over and fitted cupboards to either side of the chimney breast recess, radiator.

DINING ROOM | Double glazed window to the rear aspect with a view over the garden, picture rail, radiator, Rayburn (no longer in use) with fitted cupboards to either side, door to kitchen, door to storeroom/pantry with shelving, lighting and tiled floor. A latched door opens into:

KITCHEN | Double glazed window to the side aspect, fitted wall and base cabinets with laminate work tops over, inset sink unit, electric cooker point, space for full height fridge/freezer. Door to:

STUDY | Double glazed window to the rear aspect.

From the kitchen, a partly glazed door opens into a **rear lobby** with double glazed windows to two sides, stable style door to the garden, tiled floor. Door to:

GROUND FLOOR SHOWER ROOM | Double glazed window to the rear, shower cubicle with electric shower within, lavatory, wash hand basin, towel rail, radiator.

FIRST FLOOR

LANDING | Sash window to the front aspect with secondary glazing offering a splendid view of Llanwenarth Citra, the Sugar Loaf, Darren and Pen Cerrig Calch.

BEDROOM ONE | Sash window to the front offering a superb view of the Black Mountains, radiator.

BEDROOM TWO | Double glazed window to the rear aspect with a view over the garden, fitted cupboards, airing cupboard housing hot water cylinder with immersion.

FAMILY BATHROOM | Fitted with a white suite to include an enamelled panelled bath with shower mixer, wash hand basin, lavatory, radiator, double-glazed window to the rear aspect.

OUTSIDE

The property is set back from the road and is approached via an enclosed forecourt with attractive brick walling complemented by wrought iron railings. The garden is lawned with flower bed borders with gates to either side opening onto footpaths leading to the front door and side of the house.

REAR GARDEN | A patio adjoins the rear of the property providing a great suntrap from which to enjoy the view. This pretty garden has a south facing aspect for maximum enjoyment of sunshine. It has been tastefully arranged with a central pathway through the middle and lawned areas to either side. The lawns are enclosed by flowerbed borders stocked with a selection of flora and herbaceous shrubbery. From the patio there is access to:

WORKSHOP | Running the length of the house, with sash windows to the front and side and a pedestrian access door at the rear, this workshop has power and lightings and is a great addition to this family home. The garden also benefits from a greenhouse and a large shed providing a good amount of additional storage.

OFF ROAD PARKING | The owners of the property have enjoyed vehicular access at the rear of the house for 40+ years and there is a vehicular gate opening from the garden into the access road of the neighbouring private retirement development. There is an established right of use of this access and the owners of the retirement complex have agreed to grant a deed of easement to formalise this arrangement. This will not be enacted by the Executor prior to sale.

GARDENS



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.

Council Tax | Band E (Monmouthshire County Council)

EPC Rating | Band D

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

Covenants | The property is not registered with HMLR and will require first registration with HMLR as part of the conveyance.

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 Openreach, full fibre is available in the area; fibre is connected to the cabinet and a copper wire connection is available too.

Mobile network | Limited Vodafone, Three and EE indoor coverage according to Ofcom.

Viewing Strictly by appointment with the Agents

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Reference AB432





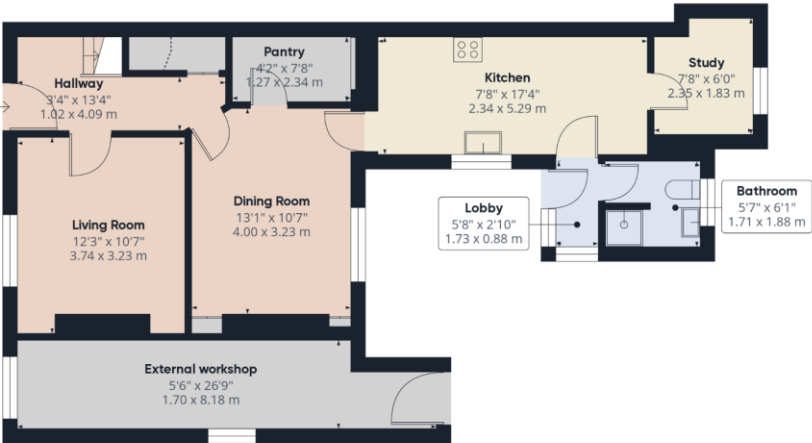


Floorplan

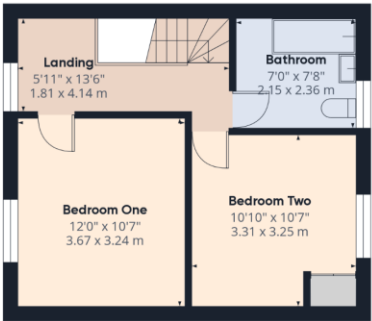
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Floor 0



Floor 1

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Approximate total area¹⁸
1121.07 ft²
104.15 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.