

Estate Agents

Taylor & Co

Abergavenny

The Shires

Gilwern, Abergavenny NP7 0EX

Guide Price

£600,000



# The Shires

Lower Common, Gilwern, Monmouthshire, NP7 0EX

Exquisitely arranged five bedroomed luxury family residence proffering an elegant and timeless presentation with superb attention to detailing throughout

Expertly configured for extended family living boasting almost 3000 sq ft (276 sqm) of flexible contemporary accommodation

Four reception rooms, stunning conservatory, fabulous kitchen with extensive granite tops, master bedroom suite with his n hers dressing rooms, three bathrooms

Sitting on a broad corner position with manicured southerly gardens in a greatly favoured setting in the popular Lower Common area of the village

Situated in the Brecon Beacons National Park with hillside views towards Llanwenarth Citra | River Usk, Monmouthshire & Brecon Canal & countryside walks close-by

Walking distance to highly regarded primary school and village high street with local shops, doctors' surgery and two public houses

Excellent road links to Abergavenny and Crickhowell and further afield to Newport, Bristol and Manchester via mid Wales route

**In arguably one of the most highly favoured positions in the village, this handsome family residence has been utterly transformed by the current owners into an elegant and generously appointed, luxurious family home. Sitting in southerly manicured gardens and affording almost 3,000 sq ft of exquisite finish with five bedrooms, three bathrooms, four reception rooms, a simply superb all year round conservatory, and a fabulous kitchen, absolutely no expense has been spared on even the most minutiae of detailing. This home is just perfect for *at home entertaining* and offers buyers a rare opportunity to step inside a home with a statement interior design finish, seemingly effortlessly arranged to simply enjoy and relax in.**

**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, several public houses, a thriving village hall, a petrol garage, a church, a 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. 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

**WELCOMING RECEPTION ENTRANCE HALLWAY** | Composite entrance door with courtesy window to side, Amtico flooring, cornice ceiling, old school style radiator, staircase to the first floor.

**CLOAKROOM** | Lavatory with concealed cistern, wash hand basin set into vanity unit, tiled walls, frosted double glazed window, Amtico flooring, oak panelled door.

**LOUNGE** | Cornice ceiling, feature fireplace housing a Charnwood C4 wood burner, limed white oak floorboards, radiator, part glazed oak panelled door to hallway. A set of broad glazed doors with windows to either side opens into:

**ALL YEAR ROUND CONSERVATORY** | Supalite solid pitched roof system, inset spotlights to ceiling, triple glazed windows to all sides and triple glazed French doors opening onto a patio, limed white oak floorboards, two electric radiators.

**STUDY** | Double glazed window to the front aspect with a view towards Llanwenarth Citra, coved ceiling, radiator, part glazed oak panelled door.

**LUXURIOUS KITCHEN/BREAKFAST ROOM** | The kitchen is fitted with a comprehensive range of Shaker style cabinets with complementary door furniture to include a wine rack and integrated wine cooler, large central island unit with pendant lights over, drawers and cabinets and seating area, extensive granite work surfaces with matching splash backs and tiled surround, inset sink unit with carved draining area, space for Range style cooker currently housing a Smeg range with six burners, two ovens and grill with extractor hood above and inset display shelving to side, integrated appliances include an AEG dishwasher and under counter fridge, inset spotlights to the ceiling and over counter lighting, coved ceiling, three double glazed windows overlooking the garden, radiator, part glazed oak panelled door to hallway and a matching further door giving access to:

**GARDEN LOBBY** | Double glazed door to garden, fitted kitchen cabinets to one wall with granite worktop over, tiled walls, Amtico flooring. An oak door opens into: -

**UTILITY ROOM** | Two double glazed windows overlooking the garden, worktop with space for under counter fridge, freezer, washing machine and tumble dryer beneath, inset circular sink unit, inset spotlights, extractor fan, oak panelled door to: -

**BOILER ROOM** | Baxi boiler, pressurised hot water cylinder, CCTV control panel, electricity consumer unit.

**From the hallway, a part glazed oak panelled door opens into:**

**DINING ROOM** | Double glazed bay window to the front aspect with a view towards Llanwenarth Citra, cornice ceiling, radiator, Amtico wood style flooring. A part glazed oak panelled door opens into:

**DUAL ASPECT FAMILY / GAMES ROOM** | Double glazed windows to the front and rear aspects, coved ceiling, inset spotlights, two radiators, staircase to the first floor.

#### FIRST FLOOR

**GALLERIED LANDING** | Cornice ceiling, loft access, airing cupboard.

**MASTER BEDROOM SUITE** | A superb suite and particular feature of this family home comprising:

**BEDROOM** | Double glazed window to the front aspect with a view towards Llanwenarth Citra, coved ceiling, radiator, open to his and hers dressing rooms:

**DRESSING AREA WITH WALK IN WARDROBE** | Fitted to both sides with a range of in-built hanging and shelving to include trouser hanging rails and shoe storage area, inset spotlights, radiator, open to dressing area with oak framed opening to bedroom with inset spotlights.

**DRESSING ROOM** | Double glazed window to the front aspect with a view towards Llanwenarth Citra, plenty of room for wardrobes and chest of drawers.

**EN-SUITE FIVE PIECE BATHROOM** | Fitted with a contemporary white suite to include a raised platform hosting a panelled bath, his and hers wash hand basins set into a large vanity unit with cabinets under and to either side, shower cubicle, lavatory with concealed cistern, two frosted double glazed windows, coved ceiling, tiled walls, ladder towel radiator, tiled floor.

**BEDROOM TWO** | Double glazed window to the front aspect with a view towards Llanwenarth Citra, fitted wardrobes and overbed storage cabinets, fitted dressing table and bedside cabinets, coved ceiling, radiator. Door to:

**EN-SUITE SHOWER ROOM** | Shower cubicle, lavatory and wash hand basin set into vanity unit, frosted double glazed window, inset spotlights, extractor fan, ladder towel radiator.

**BEDROOM THREE** | Double glazed window to the rear aspect overlooking the garden, coved ceiling, fitted wardrobes and overbed cabinets, bedside cabinets, chest of drawers and dressing table, radiator.

**BEDROOM FOUR** | Double glazed window to the rear aspect overlooking the garden, coved ceiling, radiator.

**From the master bedroom suite, a door opens into a stairwell with access to:**

**BEDROOM FIVE/NURSERY** | Double glazed window to the front aspect with a view towards Llanwenarth Citra, vanity unit with worktop over and inset sink unit, drinks cooler, deep in-built cupboard with inset spotlights, radiator.

**FAMILY BATHROOM** | Fitted with a four piece suite to include a panelled bath, shower cubicle, wash hand basin set into vanity unit, lavatory, frosted double glazed window, coved ceiling, inset spotlights, extractor fan, tiled walls, tiled floor.

#### OUTSIDE

**FRONT GARDEN** | The property is set back from the roadside and is approached via a sweeping driveway providing parking for several vehicles, deep lawned garden with herbaceous shrubbery border hosting several specimen plants and an Acer tree. Access to the side and rear of the property. The driveway leads to:

**INTEGRAL GARAGE** | Metal up and over 'Garador' garage door, pedestrian door, power, lighting, hot and cold water supply.

**SOUTHERLY REAR GARDEN** | A manicured garden with a shaped lawned area surrounded by flowerbed borders complemented by attractive walling to one side. A riven paved patio adjoins the back of this family home with plenty of room for outside dining and entertaining, surrounded by railway style sleepers leading into the lawned garden. Raised vegetable boxes, paved patio at the rear. Two external water taps and power supply to the garden.



#### GENERAL

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

**Services** | All mains services are connected.

**Additions** | CCTV system, security system, Honeywell wireless heating system

**Council Tax** | Band G

**EPC Rating** | Band D

**Viewing Strictly by appointment with the Agents**  
Taylor & Co: 01873 564424  
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**Reference** AB109









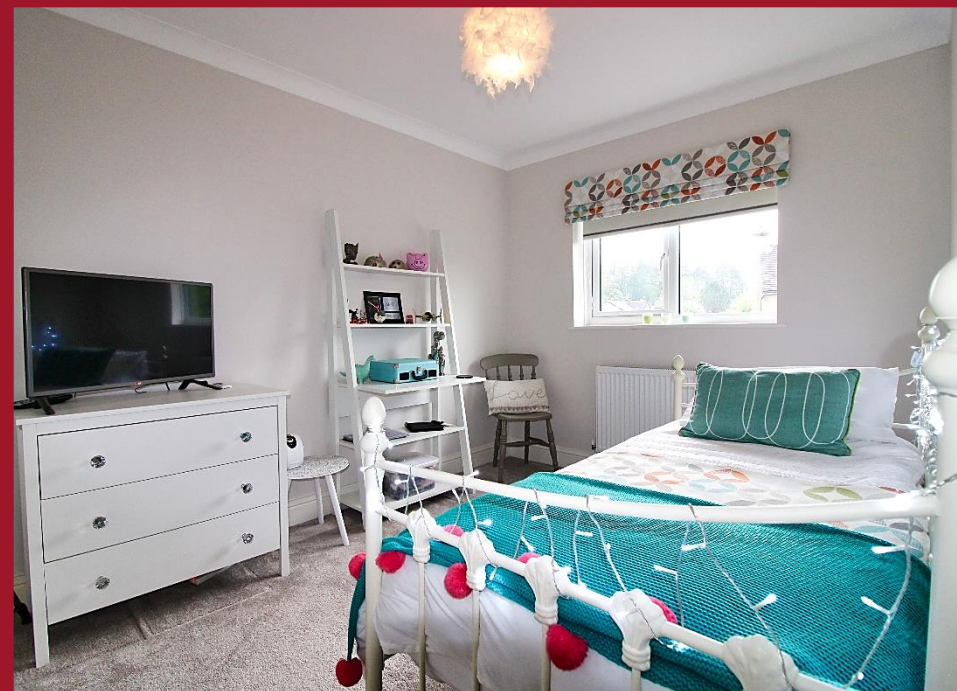
















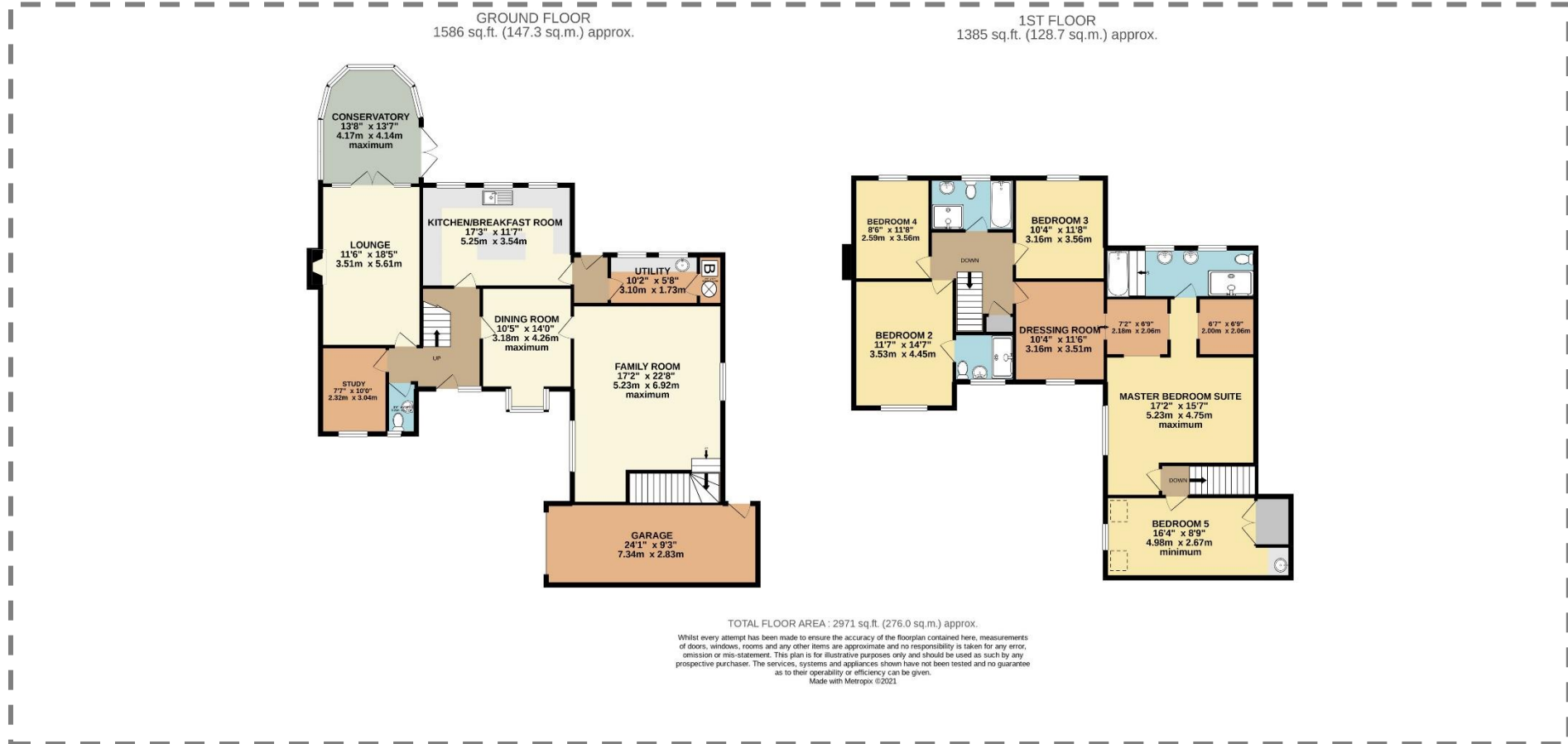


# Floorplan

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