



Estate Agents

Taylor & Co

Abergavenny

Hooper Close
Gilwern, NP7 0EZ

Guide Price
£350,000

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Gilwern, Monmouthshire, NP7 0EZ

Four bedroomed detached family home with two bath / shower rooms | Delightful landscaped westerly gardens with seating area
Two reception rooms including a superb dual aspect family /dining room with vaulted ceiling and tri-fold doors opening into the garden
Situating in the Brecon Beacons National Park with hillside views towards Llanwenarth Citra | River Usk, Monmouthshire & Brecon Canal & countryside walks close-by
Ease of access to a 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
Ground floor cloakroom | Garage and driveway for off street parking | Remaining NHBC guarantee

This extended four bedroomed detached family home sits at the end of a popular development, in private landscaped westerly rear gardens and enjoys distant hillside views towards Llanwenarth Citra. This appealing residence is larger than the standard style having benefitted from a 24m² dual aspect family room / diner designed by the owners and constructed at time of purchase with broad tri-fold doors opening into the garden and the feeling of space further enhanced by its solid roof vaulted ceiling. The family room is open via an archway to the large kitchen enabling a good connection between the rooms when entertaining or making and enjoying meals. A separate living room at the front of the property provides a quieter space in this well presented home. The good size bedrooms are accessed off a generous galleried landing, served by two bath / shower rooms, one of which is an en-suite to the principal bedroom

Offered to the market with the remaining NHBC guarantee, this energy efficient home benefits from zonal central heating controlled via a Hive Home system and independently controlled underfloor heating to the family room ensuring that an ambient temperature to suit can be maintained throughout. Other enhancements include a security alarm and a driveway providing parking for up to two vehicles with a pedestrian door from the garage and a separate side gate giving access to the rear garden.

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

ENTRANCE HALLWAY | Panelled entrance door, staircase to the first floor, radiator, cloaks hanging space, wood style laminate flooring.

GROUND FLOOR CLOAKROOM | Lavatory, pedestal wash hand basin, radiator in decorative grille, extractor fan, wall mounted electricity consumer unit, wood style laminate flooring,

LIVING ROOM | Double glazed window to the front aspect, radiator.

KITCHEN | Fitted with a range of cabinets in a cream colour washed shaker style finish with complementary brushed chrome door furniture, contrasting wood style laminate worktops with matching splashbacks, inset sink unit, inset 4 ring AEG hob with extractor hood above and double oven with grill beneath, space for full height fridge/ freezer. Integrated AEG washing machine, wall mounted Vaillant gas boiler (last serviced July 2020), extractor fan, radiator, deep understairs cupboard, wood style laminate flooring. Open to:

DUAL ASPECT FAMILY ROOM / DINER WITH VAULTED CEILING | A particular feature of this family home with double glazed tri-fold doors opening into the garden with full height windows to either side and broad double-glazed windows to the side aspect plus supplementary velux roof light, ceiling light fans, tiled floor with underfloor heating.

FIRST FLOOR

GALLERIED LANDING | Double-glazed window to the side aspect, radiator, airing cupboard with shelving within.

BEDROOM ONE | Double-glazed window to the front aspect with a view towards Llanwenarth Citra, in-built wardrobes, radiator.

EN-SUITE SHOWER ROOM | Shower cubicle with a thermostatic shower mixer on a rigid riser with a supplementary handheld shower attachment, wash hand basin, lavatory, partly tiled walls, extractor fan, radiator, tiled floor.

BEDROOM TWO | Double-glazed window to the front aspect with a view towards Llanwenarth Citra, fitted wardrobes to one wall, radiator.

BEDROOM THREE | Double-glazed window to the rear aspect overlooking the garden, radiator.

BEDROOM FOUR | Double-glazed window to the rear aspect overlooking the garden, radiator.

FAMILY BATHROOM | Panelled bath with overhead shower attachment and glass shower screen, lavatory, wash hand basin, frosted double-glazed window, partly tiled walls, ladder tower radiator, extractor fan, tiled floor.

OUTSIDE

FRONT | The property is set back from the roadside and is approached via a driveway providing access to the garage and off-street parking. Lawned area with hedging surround.

GARAGE | Up 'n' over garage door, pedestrian door to the rear, lighting, power.

WESTERLY REAR GARDEN | A timber decked walkway with lavender border adjoins the back of the house leading to a patio area providing an excellent position for dining al fresco and is open to a decorative shingled area surrounded by flowerbeds. A shaped manicured lawn with deep filled landscaped flowerbeds brimming with an abundance of plants is cleverly designed to maximise the available space. Gated access to the front. Garden shed and arched seat. Side access to the garage and the front of the property.



GENERAL

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

Services | All mains services connected

Development Service Charge | There is an annual service charge per household for the development. This is currently £170.59

Council Tax | Band F
Monmouthshire County Council

EPC Rating | Band TBC

Viewing Strictly by appointment with the Agents
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Reference AB110







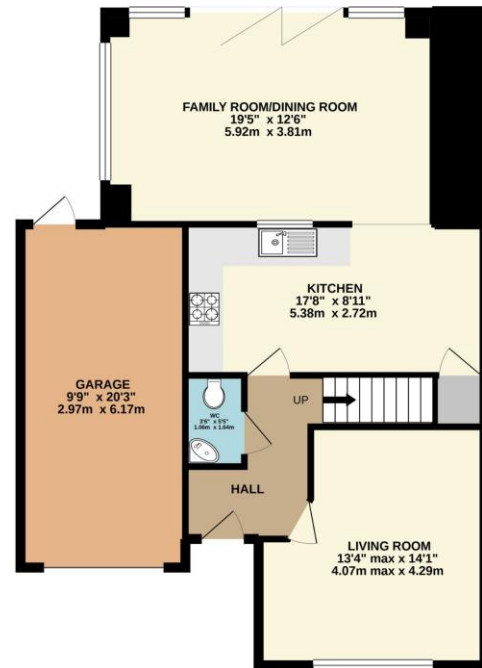
Floorplan

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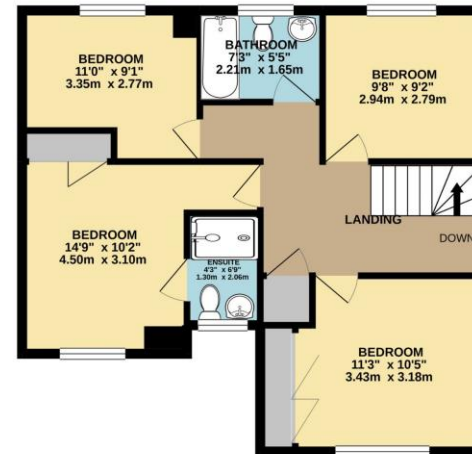
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GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1479 sq.ft. (137.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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