



Estate Agents

Taylor & Co

Abergavenny

The Shires

Gilwern, Abergavenny NP7 0EX

Asking Price

£415,000

The Shires

Lower Common, Gilwern, Abergavenny, NP7 0EX

Four bedroomed detached family home with two bath / shower rooms | Perfectly planned family accommodation including a living room plus study with a bay window
Fabulous L shaped open plan kitchen / dining / family room with vaulted beamed ceiling and doors opening into the garden
Sitting in a delightful cul-de-sac setting in a greatly favoured position in the popular Lower Common area of the village | Garage & driveway
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

This extended and much improved aesthetically attractive four bedroomed detached family home is nestled in a prime cul-de-sac setting in the highly favoured Lower Common area of Gilwern within the Brecon Beacons National Park with the River Usk, the Monmouthshire & Brecon Canal and pathways to Sugar Loaf Mountain practically on the doorstep, not forgetting a popular primary school just a few minutes' walk away. Sitting in delightful well-maintained gardens, this home has been expertly planned with modern family life in mind and boasts a large contemporary open plan L shaped kitchen / family / dining room displaying a beamed vaulted ceiling and roof lights, plus wide doors opening into the garden as the centre-piece to the house, which in turn opens to a living room area with a separate study for some peace and quiet to be savoured away from the hubble of the main accommodation. It is also a very practical house with an integral garage providing a useful utility store, an all important ground floor cloakroom, garden storage facilities and a driveway for off road parking.

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 with courtesy window to side, staircase to the first floor, coved ceiling, radiator, tiled floor, understairs storage cupboard, pedestrian door to the garage.

CLOAKROOM | Lavatory, wash hand basin set into vanity unit, frosted double glazed window, tiled floor, radiator, panelled door.

LIVING ROOM | Inset spotlights to the ceiling, cupboard housing central heating boiler. An archway opens to:

KITCHEN/DINER/FAMILY ROOM | **The hub of this family home and comprising:**

KITCHEN AREA | A beamed vaulted ceiling enhancing the sense of light with velux roof lights and inset spotlights complemented by broad double glazed doors with windows to either side opening into the garden. The kitchen is fitted with a range of wall and base units in a white gloss finish to include a large central island unit with stripped and stained wood breakfast bar. The island incorporates a range of cupboards with inset four ring electric hob, a

bank of units to one wall includes two double ovens, worktop with inset sink unit, integrated dishwasher, space for American style fridge/freezer, wood style flooring.

DINING AREA | Coved ceiling, fireplace with cast iron surround on a tiled hearth with gas fire point within, radiator, continued wood style flooring, panelled door to the hallway.

FAMILY AREA | Double glazed window and double glazed door opening into the garden, vaulted ceiling with velux roof light, radiator, continued wood style flooring.

STUDY | Double glazed bay window to the front aspect, coved ceiling, radiator, part glazed door to the hallway.

FIRST FLOOR

LANDING | Loft access, airing cupboard housing hot water cylinder, coved ceiling.

BEDROOM ONE | Two double glazed windows to the front aspect, fitted wardrobes to one wall, coved ceiling, radiator, panelled door.

EN-SUITE SHOWER ROOM | Corner shower cubicle with electric shower within, pedestal wash hand basin, lavatory, frosted double glazed window, extractor fan, ladder towel radiator, tiled floor, panelled door.

BEDROOM TWO | Double glazed window to the front aspect, radiator, large in-built storage cupboard, panelled door.

BEDROOM THREE | Double glazed window to the rear aspect with views towards the Darren, radiator, panelled door.

BEDROOM FOUR | Double glazed window to the rear aspect with views towards the Darren, radiator, panelled door.

FAMILY BATHROOM | Panelled bath with thermostatic shower mixer and supplementary overhead shower attachment, wash hand basin, lavatory, frosted double glazed window, extractor fan, tiled walls, tiled floor, ladder towel radiator.

OUTSIDE

FRONT GARDEN | The property is set back from the roadside and is approached via a pathway which leads to the front door, large lawned garden with wall enclosed driveway provides off street parking and access to the garage, side access to rear garden.

REAR GARDEN | A delightful rear garden that has been expertly planned for maximum use of the available area. A wide patio adjoins the back of the house providing plenty of space for outdoor dining opening onto a timber decked seating area. A couple of steps leads to a lawned area enclosed with flowerbed borders. Gated side access to the front, lean to storage shed to one side of the property.

GARAGE | Integral garage, currently divided by means of a partition stud wall into utility/store.

Vehicular door to the front, pedestrian door providing access to the house, frosted window, power, lighting, and plumbing.



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.

Council Tax | Band F
(Monmouthshire County Council)

EPC Rating | Band D

Viewing Strictly by appointment with the Agents

Taylor & Co : 01873 564424
abergavenny@taylorandcoproperty.co.uk

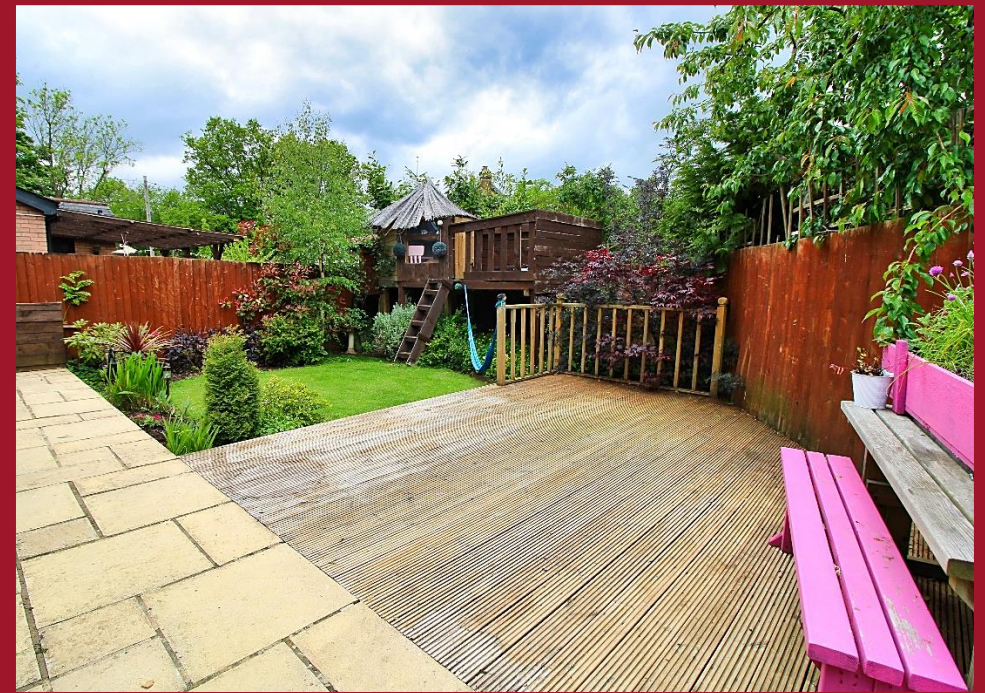
Reference AB113











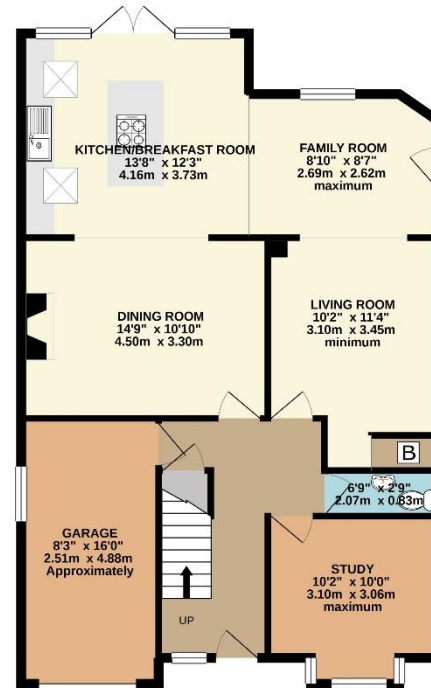
Floorplan

Estate Agents

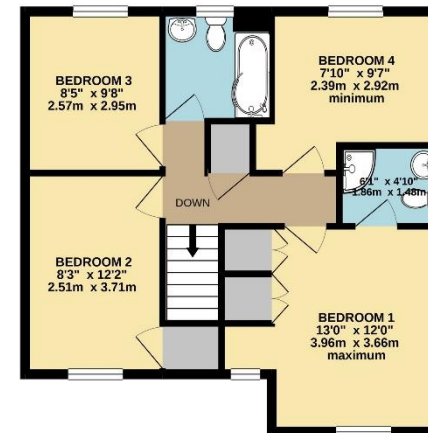
Taylor & Co

Abergavenny

GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1477 sq.ft. (137.2 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.
Made with Metrepx ©2021

PLANS AND PARTICULARS The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. LIG0822 Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of Taylor and Co or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.