



Estate Agents

Taylor & Co

Abergavenny

Hiley Avenue

Gilwern, Abergavenny NP7 0DW

Asking Price
£380,000

Hiley Avenue

Gilwern, Abergavenny, Monmouthshire NP7 0DW

Three bedroomed detached family home with two reception rooms, sun room & a conservatory | Huge potential for improvement and extension, subject to consent

Sitting in generous well-tended gardens in a cul-de-sac setting in the Brecon Beacons National Park | No onward chain

Glorious views across the beautiful Vale of Usk towards the Sugar Loaf and the Deri | Walking distance to thriving village high street and doctors' surgery

Ease of access to the market town of Abergavenny just 4 miles away via bus, walking pathways or along the Monmouthshire & Brecon Canal

Highly favoured primary school close-by, high schools located in Crickhowell or Abergavenny | Detached garage with attached outbuildings & driveway

Owned by the same family for almost 50 years, this three bedroomed detached family home occupies a considerable plot in a cul-de-sac setting in an enduringly popular village location in the Brecon Beacons National Park within walking distance of its popular high street yet only four miles from the historic market town of Abergavenny. Nestled in generously sized well-tended gardens, affording fine long distance hillside views across the beautiful Vale of Usk towards Llanwenarth Citra and the peak of the Sugar Loaf, this family residence is offered to the market with some modern improvements having been made including a large four-piece white bathroom suite, a conservatory and solar panels generating electricity but also offers enormous opportunity for improvement and extension to suit, subject to the necessary consent.

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 just four miles from the historic market town of Abergavenny.

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 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 PORCH | A set of double glazed entrance doors with windows to three sides and a tiled floor. A partly glazed door opens into:

ENTRANCE HALLWAY | Coved ceiling, staircase to the first floor, understairs storage cupboard, radiator, deep cloaks storage cupboard.

GROUND FLOOR CLOAKROOM | Lavatory, wash hand basin, frosted double glazed window, solar panel controls, wall mounted electric radiator.

LIVING ROOM | Broad double glazed window to the front aspect overlooking the garden, coved ceiling, fireplace with gas fire point, two radiators. A set of double glazed doors opens into:-

SUN ROOM | Windows to three sides with a pitched glazed roof, set of doors opening into the garden, tiled floor, wall light points.

KITCHEN | Fitted with a range of wall and base units to include glazed display cabinets, laminate worktops with inset sink unit, inset Neff hob with oven beneath, space for washing machine, dishwasher and tumble dryer, space for fridge/freezer, three double glazed windows to the rear aspect overlooking the garden, coved ceiling, cookery book shelving, wall mounted fuse board, tiled floor, radiator, cupboard housing Greenstar High flow 440 gas central heating boiler. A set of double glazed doors opens into:

CONSERVATORY | Broad double glazed sliding doors to three sides plus fan openers, polycarbonate pitched roof, power, wall light points, tiled floor.

FIRST FLOOR

LANDING | Double glazed window to the side aspect with hillside views, loft access, radiator.

BEDROOM ONE | Double glazed window with door opening out onto a balcony providing a fabulous view over the garden towards Llanwenarth Citra and the peak of the Sugar Loaf and further beyond to the Deri, fitted wardrobes to one wall, wash hand basin set into vanity unit, fitted chests of drawers, wall light points, radiator.

BEDROOM TWO | Double glazed window to the front aspect overlooking the garden with a view towards Llanwenarth Citra, wardrobes to two walls with glazed display cabinets to the side, radiator.

BEDROOM THREE | Double glazed window to the rear aspect with a view towards the Darren in Crickhowell, radiator, inbuilt wardrobe, inset shower cubicle, door to **EN-SUITE** | Lavatory, wash hand basin, frosted double glazed window, fitted wardrobe.

FAMILY BATHROOM | A white four piece suite to include a panelled bath, shower cubicle with thermostatic shower mixer within, lavatory, wash hand basin set into vanity unit, two ladder towel radiators, tiled walls, double glazed windows to the rear aspect.

From the landing, a set of drop down steps leads to:

LOFT | The loft is sub-divided into two, one of which is boarded and carpeted with power and lighting and a velux window. A door opens to a further boarded area housing wall mounted solar panel controls. The loft has restricted head height but does provide a useful storage or hobbies space.

OUTSIDE

The property is set back from the road and is approached via a set of wrought iron vehicular gates which open onto a driveway with parking for a number of vehicles. The driveway provides access to the side porch, rear garden and opens into:

FRONT GARDEN | A large level lawn with distant views towards Llanwenarth Citra, the garden is predominately lawned with deep herbaceous shrubbery borders surrounding, interspersed with mature trees and low-level planting. The garden provides access to the rear on both sides with a patio providing a perfect private seating spot from which to enjoy the views.

WESTERLY REAR GARDEN | A patio adjoins the back of the property surrounded by a lawned garden with mature hedging to the rear boundary. Garden greenhouse and shed.

GARAGE | Up n over vehicular door, power and lighting, pedestrian door, two windows.

The garage is attached to a three outbuildings which provide the opportunity for development into a home office, subject to consent, but currently provide a useful ancillary storage space or external dog kennel / chicken coop.

STORE ONE | Pedestrian door, window.

STORE TWO & THREE | Pedestrian door.



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. Solar panels for electricity consumption provide a quarterly income.

Council Tax | Band F

EPC Rating | Band D

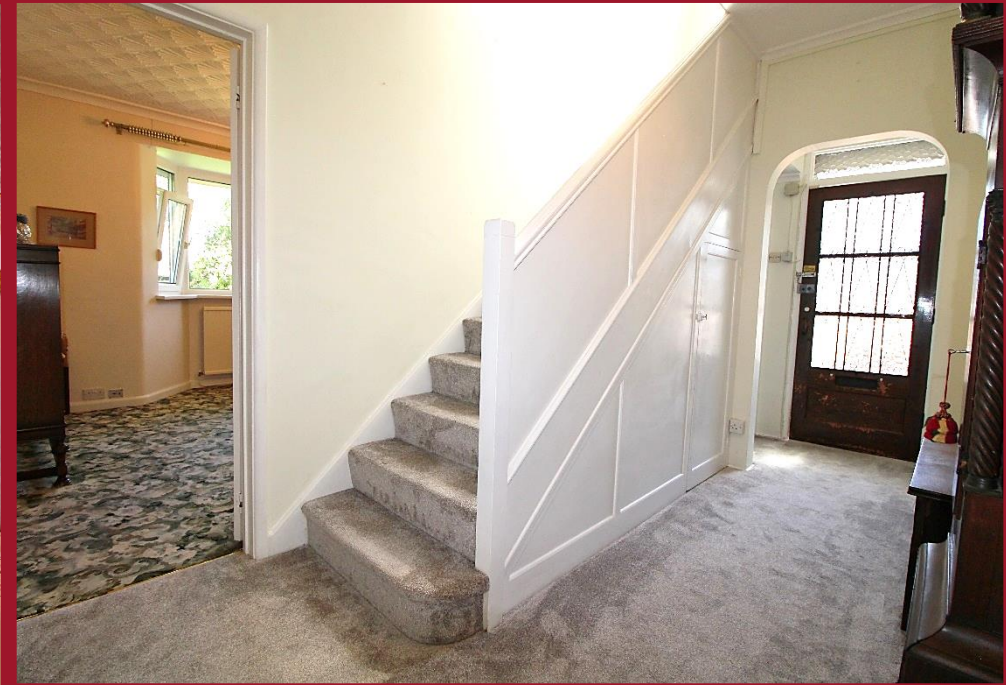
Viewing Strictly by appointment with the Agents

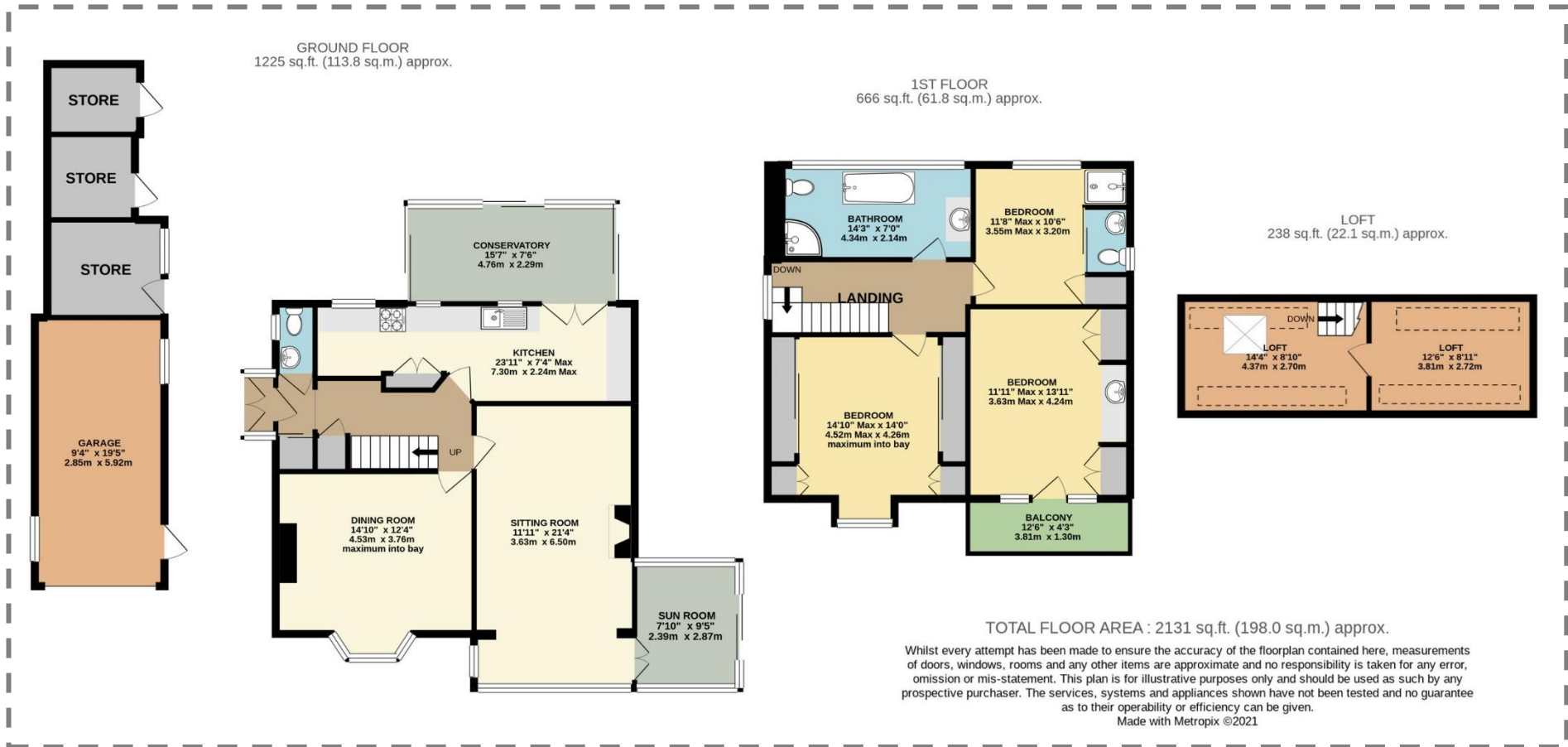
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