

Estate Agents

Taylor & Co

Abergavenny

Whitby Court

Gilwern, Abergavenny NP7 0EJ

Asking Price
£520,000

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Gilwern, Abergavenny, Monmouthshire NP7 0EJ

Four double bedroomed stone dressed family home with three bathrooms | Two reception rooms, a conservatory, and a fabulous kitchen / diner / family room
Sitting in splendid wrap around landscaped gardens nestled at the end of a private cul-de-sac of just three other homes
Brecon Beacons National Park setting with hillside views towards Crickhowell plus the River Usk, Monmouthshire & Brecon Canal & countryside walks all 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
Double garage with loft space and driveway for off street parking | Remaining NHBC guarantee | No onward chain

This beautifully designed stone dressed detached family residence constructed by Messrs Charles Church in their Southerdown design, occupies a bold plot in a private cul-de-sac of just four other detached executive style dwellings. Sitting in glorious, landscaped gardens brimming with an abundance of plants and flora with hillside views towards Llanwenarth Citra and westerly across the valley towards the Darren and Table Mountain in Crickhowell, this superb home is expertly planned and affords generous living spaces and bedroom accommodation off a central welcoming reception hallway and a spacious galleried landing. Enhanced from the original building design with an all year round conservatory connecting the integral garage with the house, this home will undoubtedly please even the most discerning of purchasers.

Arranged to accommodate large families, the four double bedrooms, two of which have contemporary en-suites are served by a four piece family bathroom suite. The ground floor provides hospitable rooms connected by double doors perfect for entertaining and modern family bustle with broad open rooms complemented by private spaces such as a study with large bay window and a spacious living room with an outlook over the gardens to the front and French doors opening into the conservatory at the rear.

Constructed with energy efficiency in mind, this home enjoys an excellent rating and has all mains services connected to the property plus the remainder of the NHBC guarantee. The double driveway provides off road parking and gives access to a large 21' x 21' garage with loft space and a pitched roof, therefore offering the opportunity for conversion to habitable accommodation for those seeking an annexe, subject to consent. Offered to the market with no onward chain, this home is ready to move into.

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 HALLWAY | Panelled entrance door, return staircase to the first floor, Karndean wood style flooring, radiator, understairs storage cupboard.

CLOAKROOM | Lavatory, wash hand basin, extractor fan, wall mounted consumer unit, radiator, Karndean wood style flooring.

From the hallway a set of double panelled doors opens into:

DUAL ASPECT LIVING ROOM | Double glazed bay window to the front aspect, double glazed French doors opening into the conservatory, decorative fireplace with electric fire point, radiator.

DUAL ASPECT KITCHEN/DINER | Fitted with a range of contemporary units in a flush door finish with brushed chrome door furniture, contrasting laminate worktops with matching splash backs,

inset sink unit, inset four ring AEG hob with extractor hood above, eye level double oven and grill, integrated fridge/freezer, integrated dishwasher, inset spotlights and over counter lighting, two radiators in decorative grilles, double glazed windows to the side and rear aspects overlooking the garden, hi-gloss floor tiles. A set of glazed panelled doors opens into:

ALL YEAR ROUND CONSERVATORY | Pitched glazed roof and full width double glazed windows with fan openers and doors to the rear opening into the garden, lighting and power, wall mounted electric radiator, pedestrian door to the garage.

From the kitchen a door opens into:

UTILITY ROOM | Matching kitchen units, worktop with inset sink, extractor fan, space for washing machine and tumble dryer, frosted double glazed door to garden, radiator, high-gloss floor tiles, central heating control panel.

STUDY | Double glazed bay window to the front aspect with views over the garden, radiator, panelled door.

FIRST FLOOR

GALLERIED LANDING | Loft access, radiator, airing cupboard housing Homeflow hot water cylinder.

DUAL ASPECT BEDROOM ONE | Double glazed window to the rear and side aspects with hillside views towards Crickhowell, radiator.

DRESSING AREA | In built wardrobes to either side.

EN-SUITE SHOWER ROOM | Shower cubicle with thermostatic shower mixer within, lavatory, wash hand basin, frosted double glazed window, extractor fan, radiator, Karndean flooring.

BEDROOM TWO | Double glazed window to the front aspect with views over the garden to the fields and hillside beyond, radiator in decorative grille.

EN-SUITE SHOWER ROOM | Shower cubicle with thermostatic shower mixer, lavatory, wash hand basin, frosted double glazed window, extractor fan, radiator, Karndean flooring.

BEDROOM THREE | Double glazed window to the front aspect with views over the garden to the fields and hillside beyond, radiator in a decorative grille.

BEDROOM FOUR | Double glazed window to the rear aspect with views across the garden towards the hillside beyond, radiator.

FOUR PIECE FAMILY BATHROOM | Panelled bath, lavatory, wash hand basin, shower cubicle with thermostatic shower mixer within, frosted window, extractor fan, radiator, Karndean flooring.

OUTSIDE

FRONT | The house sits boldly at the end of a private driveway of just three other properties and occupies a larger than average plot. The front garden has been landscaped with a shaped lawn and flowerbed borders, interspersed with low shrubbery and specimen planting with an upper walkway giving access to a garden area above.

Side access to the rear garden. The driveway provides access to:

DOUBLE GARAGE | Two Insulated up n over vehicular doors, power, light, storage shelving, loft space, pedestrian door to the house.

WESTERLY REAR GARDEN | This beautifully arranged garden has been landscaped and includes an excellent array of plants thoughtfully positioned around the garden providing an abundance of foliage and colour to admire with a stone chipped walkway around the lawned garden and a pathway leading to a raised secured and private seating area.



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.

Communal Service Charge | Annual charge of £180 for upkeep of communal grounds

Council Tax | Band F (Monmouthshire County Council)

EPC Rating | Band B

Viewing Strictly by appointment with the Agents

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Reference AB120

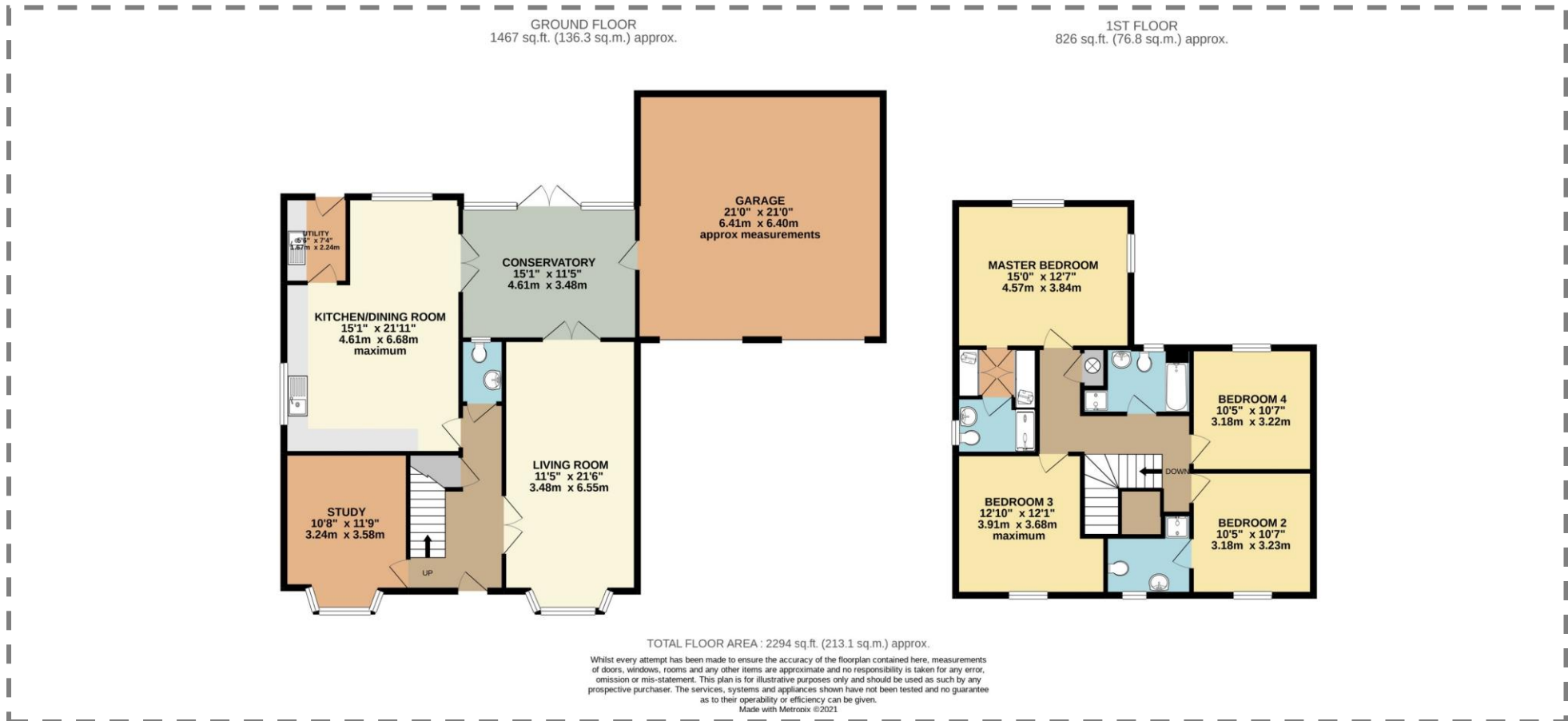








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