



Estate Agents

Taylor & Co

Abergavenny

Merthyr Road

Govilon, Abergavenny NP7 9PT

Asking Price
£275,000

Merthyr Road,

Govilon, Abergavenny, Monmouthshire NP7 9PT

Two bedroomed semi-detached stone dressed family home | Splendid mountain views over both the front and rear gardens
Well appointed period property with a spacious lounge / diner with bay window | Kitchen / breakfast room | Utility room | Ground floor cloakroom
Two first floor bedroom | Generously sized white bathroom suite
Driveway for off road parking & a detached garage | Great size patio and lawned garden | Garden workshop with power and light
No connected chain | Good access route to Abergavenny and road links to the Heads of Valley Road

This two bedroomed semi-detached period home enjoys splendid mountain views both front and rear and occupies a generous plot with a large sun terrace patio soaking up a beautiful vista towards the Sugar Loaf. Well appointed with spacious room sizes, this extended family home offers the potential for further enlargement into the loft or to the side, subject to planning consent, and is offered to the market with no connect chain, a driveway for off road parking and a detached garage with supplementary workshop in the garden.

Entered via a hallway with porch, the open plan lounge / diner has a feature bay window and a neutral décor. The dining area of this room has a door connecting to the kitchen with a breakfast bar seating space and fitted cabinets to either side. Useful to any family home, there is a utility room which opens into the garden, plus a ground floor cloakroom providing additional toilet facilities.

Up on the first floor, the two bedrooms have fitted wardrobes and great views and are served by a large white bathroom suite. A fitted cupboard on the landing offers additional storage and a loft access hatch which opens into a great size loft should further bedroom space be required.

SITUATION | Govilon is a thriving community situated just over two miles from the historic market town of Abergavenny. Local facilities in the village include a public house, village shop, garage, a church and, of course, the Canal Wharf.

The area is well known for outdoor and leisure pursuits including hill walking, pony trekking, kayaking and hang gliding from the top of the Bloreng Mountain. The Monmouthshire to Brecon Canal is close-by as is a well-used path into Abergavenny, frequented by dog walkers, runners and those taking an active stroll into town.

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 | Sliding double glazed entrance door with double glazed windows to either side. A double glazed door opens into:

ENTRANCE HALLWAY | Coved ceiling, wall light points, radiator, staircase to the first floor. A panelled door opens into:

DUAL ASPECT LOUNGE / DINER | Double glazed bay window to the front aspect with a view towards the Bloreng, double glazed window to the rear looking towards Llanwenarth Citra and the Sugar Loaf, coved ceiling, fireplace with electric fire point, three radiators. A glazed panelled door opens into:

KITCHEN / BREAKFAST ROOM | Fitted with a range of cabinets with contrasting laminate worktops and tiled splashbacks, inset sink unit with double drainer, inset four ring Bosch electric hob with extractor hood above and oven beneath, space for under counter fridge and freezer, breakfast bar seating area, double glazed window to the side aspect overlooking the garden patio area,

wall mounted electricity consumer unit. A double glazed door opens into:

UTILITY ROOM | Double glazed windows to the rear and side aspect, double glazed door opens into the garden, space for washing machine and tumble dryer, kitchen cabinet with worktop over.

GROUND FLOOR CLOAKROOM | Lavatory, frosted double glazed window.

FIRST FLOOR

LANDING | A split level landing with a large in-built storage cupboard, coved ceiling, wall light points.

BEDROOM ONE | Two double glazed windows to the front aspect offering a view towards the Bloreng, wall light points, fitted cupboards to one wall.

BEDROOM TWO | Double glazed window to the rear aspect offering a view towards Llanwenarth Citra and the Sugar Loaf, fitted wardrobes to one wall, wall light points, radiator.

FAMILY BATHROOM | Fitted with a white suite to include a panelled bath with electric shower over, wash hand basin, lavatory, fitted cosmetic seating area with shaver point and fitted mirror over, two frosted double glazed windows, radiator, airing cupboard housing a Baxi gas central heating boiler.

OUTSIDE

FRONT | The property is set back from the road and is approached via a driveway providing off road parking for approximately two vehicles with access to:

DETACHED GARAGE 18' 11" x 8' 4" Up n over vehicular door, pedestrian door, lighting, power.

REAR GARDEN | This is a generously sized garden with a large, paved patio providing ample room for seating and is a great vantage point from which to admire the view towards Llanwenarth Citra, the Deri and Sugar Loaf. From the patio, a step provides access to a predominately lawned garden with a path leading to the rear. Gated side access, outside water tap. At the rear of the plot is a useful **WORKSHOP 13' 3" x 8' 9"** | Power, lighting, sheeted roof, pedestrian door.



GENERAL

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

Services | Mains electric, gas water and drainage.

Council Tax | Band D (Monmouthshire County Council)

EPC Rating | Band E

Flood Risk | No flood risk from surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number CYM858937. There are no restrictive covenants associated with the property.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property.

Broadband | Copper broadband, fibre to the cabinet and full fibre to the property. According to Openreach.

Mobile network | 02 likely, limited Vodafone and EE, no Three indoor coverage. According to Ofcom.

Viewing Strictly by appointment with the Agents

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Floorplan

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THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:

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