



Estate Agents

Taylor & Co

Abergavenny

The Shires

Gilwern, Abergavenny NP7 0EX

Asking Price
£460,000

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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 Bannau Brycheiniog National Park with hillside views towards Llanwenarth Citra | River Usk, Monmouthshire & Brecon Canal & countryside walks close-by
Walking distance to a highly regarded primary school | Village high street with local shops, doctors' surgery and two public houses a short distance away
Excellent road links to Abergavenny and Crickhowell and further afield to Newport, Bristol and Manchester via mid Wales route

Perfectly made for family living and having been recently re-decorated and re-carpeted, this stylish four bedroomed executive home is ready to move into. Extended and much improved, this beautifully presented detached residence is tucked away in a small, yet highly favoured cul-de-sac development in the hugely popular Lower Common area of the desirable Monmouthshire Village of Gilwern which sits betwixt Crickhowell and Abergavenny. Nestled within the Bannau Brycheiniog National Park with the River Usk, the Monmouthshire & Brecon Canal and countryside walks aplenty, there is also a primary school just a few minutes' walk away.

Sitting in landscaped gardens with hillside views, this home has been expertly planned with modern family life in mind and as a centrepiece to the house, boasts a large contemporary open plan L shaped kitchen / family / dining room featuring a beamed vaulted ceiling and roof lights, plus wide doors opening into the garden, which in turn opens to a cosy living room. Just across the welcoming entrance hall, is a separate study with a bay window adding to the sense of space. Upstairs, the principal bedroom has a modern en-suite shower room, whilst the remaining three bedrooms are all a good size, fitting double beds, and are served by a family bathroom suite, in addition to the cloakroom on the ground floor. This is a very practical house with an integral garage providing a useful utility store, 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 is closer still to nearby Crickhowell. Local facilities in the bustling village include a butcher and a post office, several public houses, a thriving village hall, a petrol garage, a church, a highly regarded primary school, library, and the canal wharf on the Monmouthshire & Brecon 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 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 | Double glazed entrance door with picture window to the side opens into a

welcoming hallway with coved ceiling, staircase to the first floor, understairs cupboard, attractive tiled floor, radiator.

CLOAKROOM | Lavatory, wash hand basin, double glazed frosted window, radiator, tiled floor.

OPEN PLAN FAMILY ROOM / KITCHEN / DINER WITH VAULTED CEILING COMPRISING:

FAMILY ROOM | Coved ceiling, fireplace with stone surround on a tiled hearth with gas fire point, wood style flooring, radiator, open to:

KITCHEN | The hub of this family home, the kitchen enjoys a great outlook over the garden through broad double glazed doors with windows to either side which open onto a patio. The vaulted ceiling with exposed beams and two skylight windows enhances the feeling of space and light which filters throughout the room which is fitted with a range of cabinets plus a large central island with breakfast bar seating, contrasting worktops with slate splashbacks and over counter lighting and inset ceiling spotlights, inset sink unit and four ring hob, twin eye level double ovens, integrated dishwasher, space for a full height American style fridge/freezer, continued wood style flooring. The kitchen is open to:

DINING AREA | Vaulted ceiling, double glazed window overlooking the garden plus a skylight window, frosted double glazed door opening to the outside, radiator, continued wood style flooring. The dining area opens to:

LIVING ROOM | Ceiling spotlights, cupboard housing boiler, door to the hallway.

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

UTILITY ROOM | Frosted double glazed window, wall mounted electricity consumer unit, space for washing machine. Door to garage area / store.

FIRST FLOOR

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

BEDROOM ONE | Two double glazed windows to the front aspect with hillside views, fitted wardrobes to one wall, coved ceiling, radiator. Door to:

EN-SUITE SHOWER ROOM | Fitted with a white suite to include a shower cubicle with electric shower, wash hand basin, lavatory, frosted double glazed window, extractor fan, ladder towel radiator, tiled floor.

BEDROOM TWO | Double glazed window to the front aspect with hillside views, radiator, large over-stairs in-built storage cupboard.

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

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

FAMILY BATHROOM | Fitted with a modern white suite to include a panelled bath with thermostatic shower mixer over and a glass shower screen, lavatory, wash hand basin, ladder towel radiator, frosted double glazed window.

OUTSIDE

FRONT GARDEN | This family home is set back from the roadside and is approached via a pathway which leads to the front door. A lawned garden with driveway provides off street parking and access to:

INTEGRAL GARAGE / STORE | Formerly an attached the garage, this space has been sub-divided by a partition stud wall into a store / utility space but could be converted back into a garage if required. Power and lighting are connected, plus a electric roller shutter door with remote control fobs and a pedestrian door to the house at the rear.



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. Side access both sides to 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 | Mains electric, gas, water and drainage.

Council Tax | Band F (Monmouthshire County Council)

EPC Rating | Band D

Flood Risk | Low flood risk according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number WA710851. There are 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. Refer to Monmouthshire planning department for further information.

Broadband | According to Openreach, full fibre is available in this area.

Mobile network | According to Ofcom, all providers have likely outdoor coverage. 02 has likely indoor coverage, the other providers show limited coverage indoors.

Viewing Strictly by appointment with the Agents

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Reference AB454







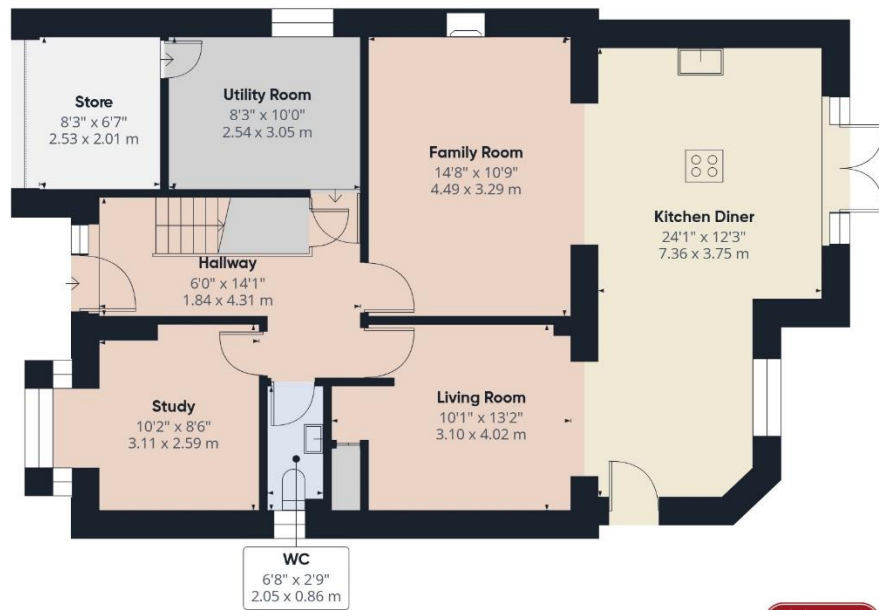


Floorplan

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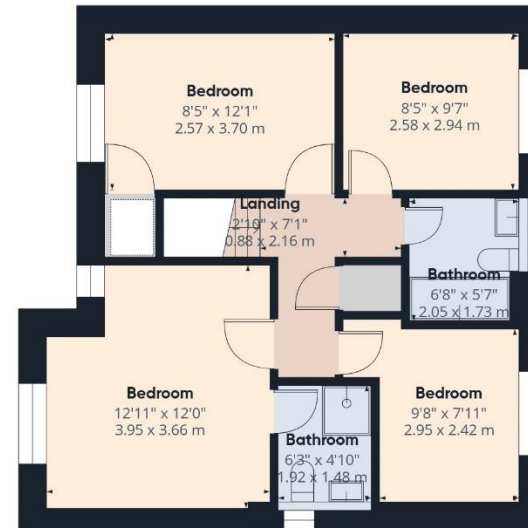


Floor 0

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Floor 1

Approximate total area⁽¹⁾

1438 ft²

133.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.