



HILLVIEW
125
ABERGAVENNY

Estate Agents

Taylor & Co

Abergavenny

Hillview

Gilwern, Abergavenny NP7 0BG

Asking Price
£300,000

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Situated in the Bannau Brycheiniog National Park in a cul-de-sac setting | River Usk, Monmouthshire & Brecon Canal & countryside walks close-by
Walking distance to highly regarded primary school | Village high street with local shops, doctors' surgery and two public houses a short drive away
Excellent road links to Abergavenny and Crickhowell and further afield to Newport, Bristol, and Manchester via mid Wales route
Sitting in a delightful setting in a greatly favoured position in the popular Lower Common area of the village
Requiring modernisation | Two bedrooms | Sitting room & dining area | Kitchen plus a utility area in the garage
Garage & driveway | No onward chain

This two bedroomed detached bungalow sits in a cul-de-sac setting in the popular Lower Common area of Gilwern. Favoured for its proximity to the primary school, countryside walks and ease of access to Crickhowell and Abergavenny. Although requiring a schedule of improvement works and modernization, this bungalow has a generously proportioned living room which is open to a dining area, a fitted kitchen with separate utility area, plus a bathroom suite serving the two good size bedrooms, both of which overlook the garden at the rear.

A driveway provides off road parking and access to the attached garage. The property is offered to the market with no onward chain and the potential to extend and add value, 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 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

SITTING ROOM | Chimney breast with fitted gas fire, two wall lights, coved ceiling, door to kitchen. Open to:

DINING AREA / SNUG | Two double glazed windows to the front aspect, two radiators, coved ceiling, sliding door to the kitchen.

KITCHEN | Fitted with a range of wall and floor units comprising drawers and cupboards, fitted worktops with tiled splashbacks, inset enamel sink unit, built in electric oven and hob with extractor over, radiator, laminate flooring, double glazed tilt 'n' turn window to the side aspect, telephone point, double glazed entrance door to the side, coved ceiling.

From the sitting room, a door opens into:

INNER HALL | Loft access hatch, built in cupboard housing a wall mounted gas fired combination type boiler supplying heating and hot water, coved ceiling.

BEDROOM ONE | Double glazed tilt 'n' turn window to the rear aspect overlooking the garden, fitted wardrobes and dressing table, radiator, coved ceiling.

BEDROOM TWO | Double glazed tilt 'n' turn window to the rear aspect overlooking the garden, two radiators, coved ceiling.

BATHROOM | Fitted with a coloured suite comprising a panelled bath with electric shower unit over, pedestal wash hand basin, close coupled lavatory, ceiling mounted extractor fan, tiled walls.

OUTSIDE

FRONT | A small, enclosed garden with pathway leading around one side and driveway leading up to the garage.

GARAGE | An attached single garage with up and over door from the driveway and access door to a utility area at the rear.

UTILITY AREA | Stainless steel single drainer sink unit, built in cupboard, plumbing for washing machine, partly glazed door opening into the rear garden.

REAR GARDEN | A mature enclosed garden which backs onto farmland comprising a lawned area with timber pergola, aluminum framed greenhouse and garden shed.



GENERAL

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

Services | Mains gas, water and drainage.

Council Tax | Band D
(Monmouthshire County Council)

EPC Rating | Band D

Viewing Strictly by appointment with the Agents

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Reference AB296



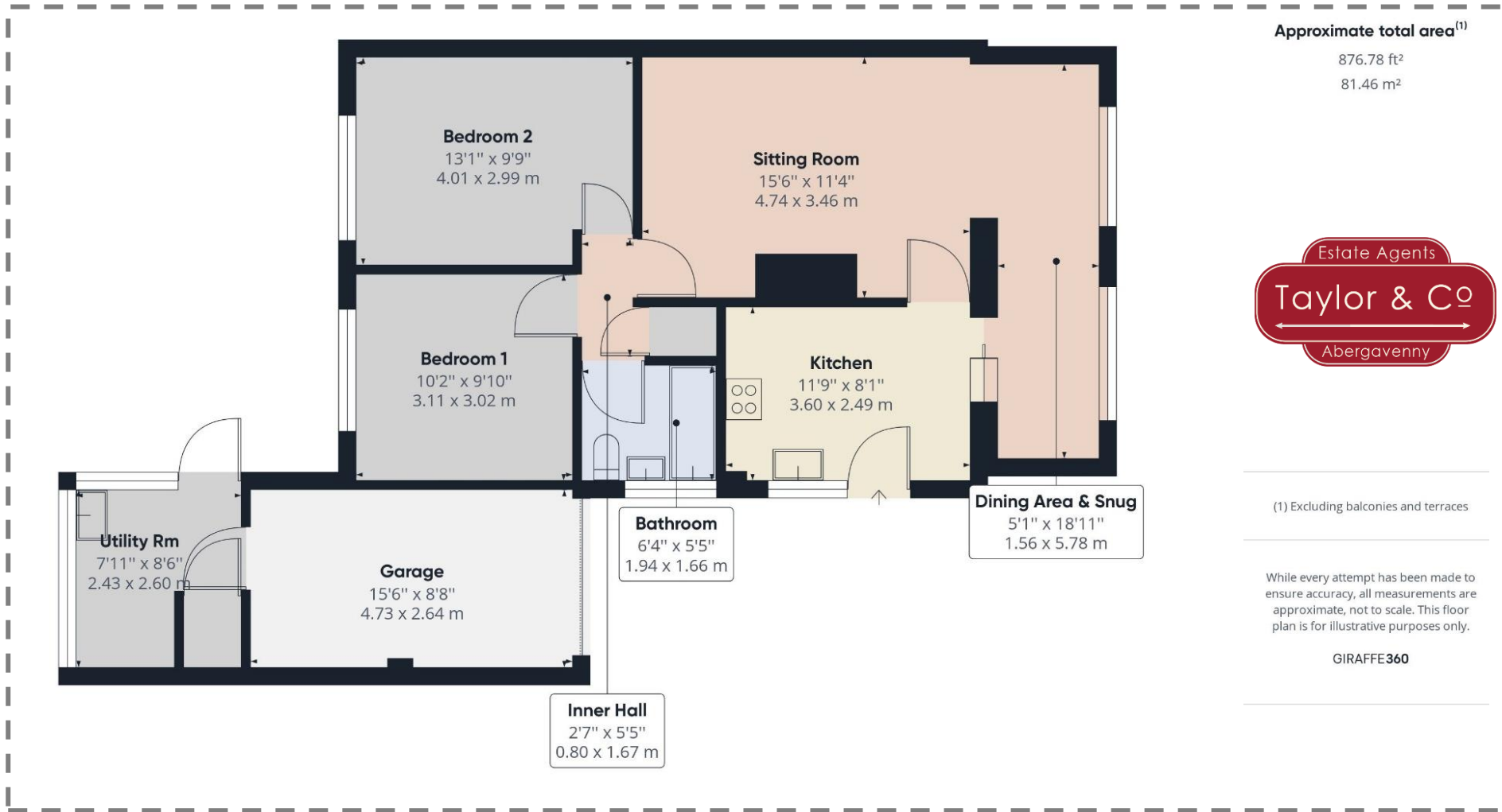
THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:

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