



## 8 Station Road, Govilon, NP7 9RG

Asking price £445,000



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MAIN DESCRIPTION

One2One Estate Agents are delighted to present this exceptional fully renovated detached home in the sought-after village of Govilon. Nestled in the heart of the Brecon Beacons National Park, this beautifully updated property offers a blend of modern living and countryside charm, with easy access to local shops, amenities, and excellent transport links to Abergavenny and beyond.

Exterior & Driveway

Set behind a secure gated entrance, the property benefits from a spacious driveway accommodating up to three vehicles, leading to both the garage entrance and front door. The home is fully enclosed with fencing, ensuring privacy while allowing access from both sides of the property.

Ground Floor

Having undergone a complete renovation, the property has been rewired throughout, bringing it up to modern standards. The bright and welcoming hallway leads into a generously sized living room, complete with a charming log burner, perfect for cozy evenings.

The stunning modern kitchen has been stylishly designed with sleek cabinetry, integrated appliances, and a contemporary breakfast bar. French doors open into a spacious conservatory, offering an additional dining or relaxation area with garden views.

A cleverly converted garage adds even more versatility, now featuring a utility area, a modern downstairs shower room, a

workspace with full electrics currently being used as a fully equip gym, and an upstairs office/study/entertainment space—ideal for remote working or leisure.

First Floor

The first floor comprises a landing area leading to three well-proportioned bedrooms, two of which are spacious doubles. The contemporary family bathroom is a standout feature, boasting a luxurious freestanding bath and a separate shower, creating a spa-like retreat.

Outdoor Space

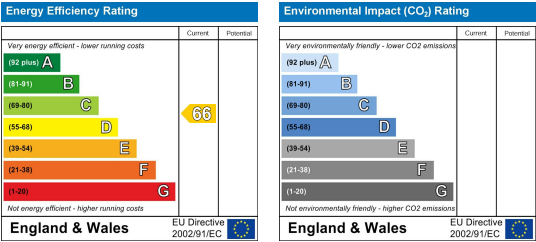
The rear garden is tiered, featuring a combination of patio, decorative chippings, and lawned areas—perfect for entertaining or relaxing. A dedicated seating area and space for a hot tub enhance the outdoor experience. To the side, steps lead up to an elevated area suitable for a large storage container or summer house, offering additional flexibility for outdoor storage or leisure use.

This move-in ready home, with its full renovation, modern electrics, and premium finishes, offers the perfect blend of stylish contemporary living and countryside tranquility.

Don't miss out—contact One2One Estate Agents today to arrange a viewing!



Total area: approx. 137.8 sq. metres (1483.2 sq. feet)



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