



Vinetree Common Road, Abergavenny NP7 0DS

£825,000

****SUBSTANTIAL DETACHED PROPERTY** **LOVELY VILLAGE LOCATION** ADDITIONAL SEPARATE ANNEXE****

Parkmans are delighted to offer for sale this wonderful four-bedroom detached property situated in the lovely village of Gilwern, a village within the Brecon Beacons National Park and approximately 4 miles from the historic market town of Abergavenny and Crickhowell. Gilwern provides a range of local amenities with easy access to main transport links to the A40/M50 and M4 J24 being approximately only 15 minutes and 20 minutes respectively.

The property offers substantial living accommodation comprising four good size bedrooms, master with en-suite and dressing room and family bathroom. To the ground floor there are two large reception rooms and a large, fitted kitchen/breakfast room/dining room, utility room and ground floor cloakroom/wc. The property is surrounded by beautiful grounds with lawns, fruit trees, hedging and patio areas with ample parking for approximately six plus vehicles and car port. The property also comes with a detached one-bedroom annexe that has the potential to be used to generate additional income as an AirBNB or for multi-generational living.

The property further benefits from gas central heating and UPVC double glazing with the annexe benefitting from its own supplies. The property is also being sold with no onward chain.

TENURE: Freehold

COUNCIL TAX: F

EPC: C



Utility Room

9'10 x 13'3 (3.00m x 4.04m)

Fitted with country style base and wall units, tiled work surfaces over, plaster walls and ceiling, tiled floor, two storage cupboards, plumbing for automatic washing machine, integrated tumble dryer, concealed gas central heating boiler, power points, radiator, UPVC double glazed window and door to rear.

Reception One

21'4 x 12'7 (6.50m x 3.84m)

X2 UPVC double glazed windows to rear, plaster walls and ceiling, radiator, power points, laminate flooring, feature stone inglenook fireplace housing electric fire.

Reception Two

13'7 x 13'5 (4.14m x 4.09m)

UPVC double glazed French doors leading to front garden, plaster walls and ceiling, radiator, power points, carpeted, feature fireplace housing electric fire.

Kitchen/Breakfast Room/Dining Room

16'5 x 14'6 (5.00m x 4.42m)

Fitted with a range of solid Walnut base and wall units incorporating stonework surfaces over and integrated appliances including dishwasher, ceramic hob, double oven, wine cooler, integrated fridge and freezer, splash back tiling, plaster walls and ceiling, inset bowl and a half sink with mixer tap, radiator, tiled floor, fitted bench seat, UPVC double glazed window to front and rear and French doors to rear garden.

Hallway

Large UPVC double glazed window, under stairs cupboard, laminate flooring, power point, radiator, laminate flooring and carpeted stairs to first floor.

Cloakroom/WC

Close coupled WC, inset vanity wash hand basin, fully tiled, tiled floor, UPVC double glazed obscured window.

Landing

White panel doors leading to first floor accommodation, carpeted.

Bedroom One

16'5 x 14'6 (master bedroom) 10'10 x 9'10 (dressin (5.00m x 4.42m (master bedroom) 3.30m x 3.00m (dres)

Impressive master suite comprising of:

Walk in dressing room area, mirrored wardrobes, carpeted, UPVC double glazed window to rear.

Main bedroom: X4 UPVC double glazed windows to front and rear, plaster walls and ceiling, radiators, power points, carpeted.

Master En-Suite

Low level WC with concealed cistern, inset vanity wash hand basin, enclosed shower cubicle, fully tiled, tiled floor.

Bedroom Two

13'9 x 13'8 (4.19m x 4.17m)

UPVC double glazed window to front, plaster walls and ceiling, radiator, power points, carpeted.

Bedroom Three

10'8 x 10'3 (3.25m x 3.12m)

UPVC double glazed window to rear, plaster walls and ceiling, radiator, power points, carpeted, fitted wardrobes.

Bedroom Four

10'8 x 8'3 (3.25m x 2.51m)

UPVC double glazed window to front, plaster walls and ceiling, radiator, power points, carpeted.

Family Bathroom

10'7 x 13'2 (3.23m x 4.01m)

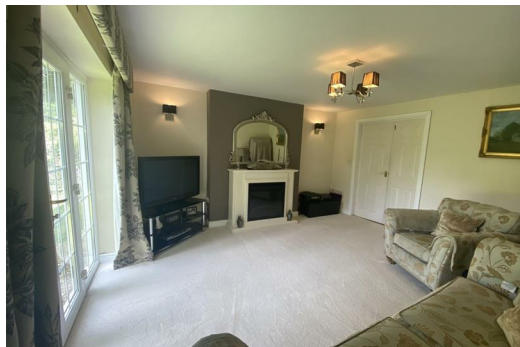
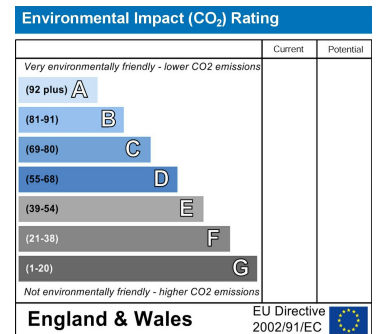
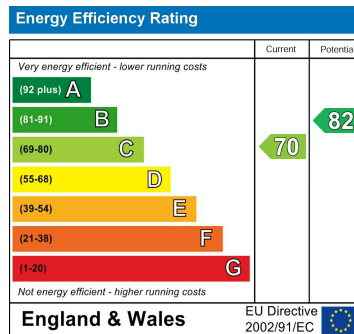
Large family bathroom comprising of white suite, bath, close coupled wc, inset vanity sink unit, enclosed shower cubicle, fully tiled, tiled floor, UPVC double glazed obscured window, radiator.

External

To the front: Fully enclosed lawn area with variety of fruit trees.
To the rear: Large expanse of lawn, various patio areas, long driveway, car port, fully enclosed.

Annexe

One bedroom annexe comprising of large reception area, stairs to first floor providing bedroom and bathroom. UPVC double glazed patio doors and window.



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