

# CHRISTIE

R E S I D E N T I A L



## 15 THE SHIRES, GILWERN, ABERGAVENNY, NP7 0EX

A four bedroom detached house located in quiet residential cul-de-sac in the popular village of Gilwern near Abergavenny. The property benefits from generous accommodation throughout, including a 20' lounge, and extensive parking for several cars. Offered with no onward chain.

- Double Fronted Detached Home
- Four Bedrooms
- Modern Kitchen/Diner
- Master Bedroom With En-Suite Shower
- Rear Garden With Views
- Driveway & Double Garage

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PRICE £449,950

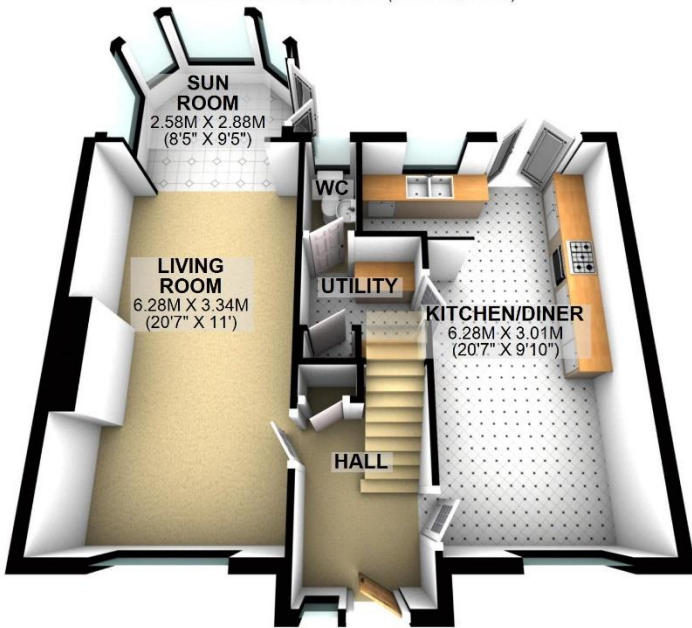
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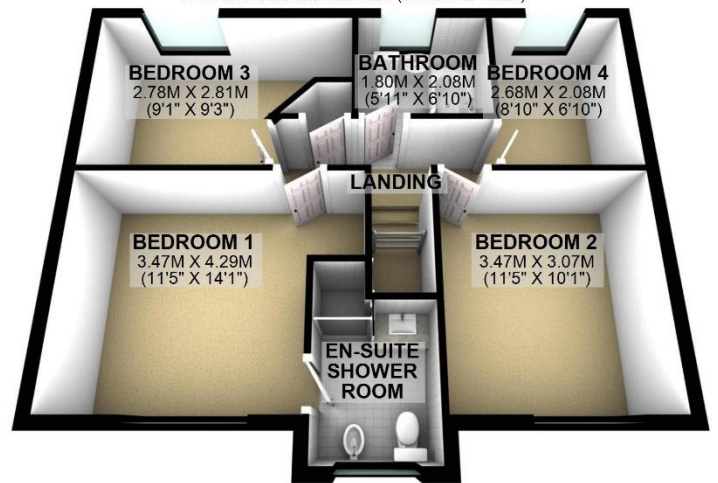
### GROUND FLOOR

APPROX. 60.9 SQ. METRES (655.6 SQ. FEET)




### FIRST FLOOR

APPROX. 53.9 SQ. METRES (579.8 SQ. FEET)



TOTAL AREA: APPROX. 114.8 SQ. METRES (1235.4 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>		72	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



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## ABOUT THIS PROPERTY

A double fronted, detached four bedroom home located at the end of a quiet residential cul-de-sac in the sought after Monmouthshire village of Gilwern, near Abergavenny. This attractive, family home offers well-proportioned and flexible accommodation throughout with the ground floor comprising an entrance hall which leads to the 20' living room with fireplace, and a recently added sun room with patio doors to the garden. It should be noted that while there is a gas fire installed currently, this could be removed to reveal a working fireplace. In addition, there is a large and modern kitchen/diner fitted with an integrated dishwasher and double range style oven, off which is a separate utility room and downstairs WC. Upstairs there is a front facing master bedroom with fully tiled en-suite with double shower, two further double bedrooms, a single bedroom and smartly presented family bathroom. Further benefits include cavity wall insulation and a fully insulated and boarded loft.

The property is set back behind an attractive, lawned frontage, with pathway flanked by hedging and a tarmac driveway to the side providing parking for numerous cars. The driveway leads to 16' square detached double garage. The rear garden has been designed for ease of maintenance and entertaining and enjoys delighted countryside views. It comprises a paved patio to the fore with area of artificial lawn bordered by shrubs and enclosed by hedgerow. In addition, there is a wooden pergola with hot tub and a storage area located to the rear of the garage. Offered with no onward chain.

Gilwern is a beautiful and tranquil village in South East Wales with views of the Brecon Beacons and The Sugar Loaf mountains with walks or boating on the Monmouthshire and Brecon Canal. Whilst maintaining the benefits of a small village community, Gilwern is well served with amenities boasting a number of small shops, a post office, village hall, library, garage, two pubs and several places of worship. Whilst offering an exceptionally rural aspect, Gilwern still benefits from easy access to the popular and bustling market town of Abergavenny which along with its railway station is 4 miles away. Drivers can easily access the Heads of the Valleys Road within minutes and the M4 corridor is 30 minutes away. Gilwern is further serviced by the X4 (Abergavenny / Cardiff) and No. 3 (Abergavenny / Brynmawr) bus routes.

## DIRECTIONS

From Abergavenny take the A465 westbound towards Merthyr Tydfil. After approximately 2 miles take the third exit at the roundabout onto the (A4077) Abergavenny Road, Continue for approximately 0.9 miles into the village then turn right immediately after the Beaufort Arms and follow (A4077) Crickhowell Road for approximately 400 metres then turn right at the Corn Exchange Pub. Continue down this lane before taking the first right and then first left into the Halfpenny. Follow the road as it becomes the Shires, and the property be found at the end of the cul-de-sac.

## USEFUL INFORMATION

**COUNCIL TAX:** Band F. The local authority is Monmouthshire County Borough Council – 01633 644644

**SERVICES:** We understand that mains gas, electricity, water & sewerage are connected to the property.

**TENURE:** We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

**VIEWING:** Strictly by prior appointment via CHRISTIE RESIDENTIAL on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, CHRISTIE RESIDENTIAL.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Please be aware that neither CHRISTIE RESIDENTIAL nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, CHRISTIE RESIDENTIAL have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via CHRISTIE RESIDENTIAL, as owners' agents.