

# CHRISTIE

R E S I D E N T I A L



## 10 CROSSROADS, GILWERN, ABERGAVENNY, NP7 0DX

An impressive five bedroom detached house located on a quiet cul-de-sac in the popular village of Gilwern near Abergavenny. Occupying a large plot with exceptional views across the Usk Valley this is a super family home offering generous accommodation throughout. Offered with no onward chain.

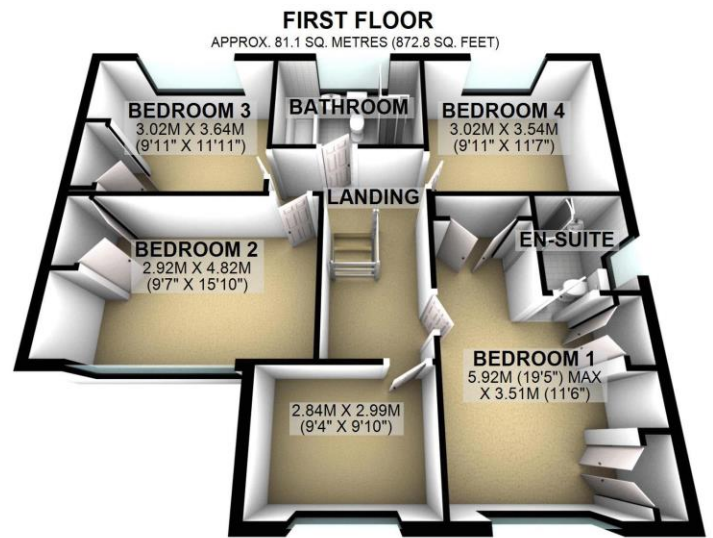
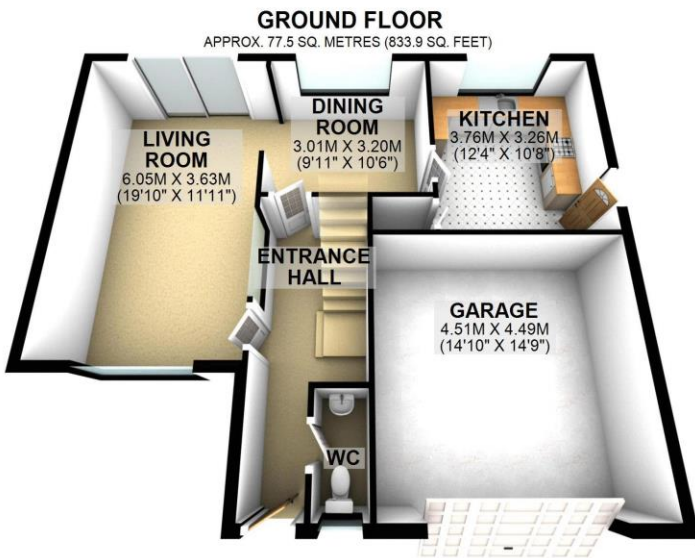
- Five Bedrooms
- Detached House
- Superb Views Across The Valley
- Living Room & Dining Room
- Master Bedroom With En-Suite
- Re-Fitted Four Piece Family Bathroom

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PRICE OIEO £500,000

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TOTAL AREA: APPROX. 158.6 SQ. METRES (1706.7 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## ABOUT THIS PROPERTY

A five bedroom detached house occupying a large plot bordering the Brecon and Monmouthshire canal, in the sought after village community of Gilwern, near Abergavenny. Enjoying a quiet cul-de-sac location, the property offers generous accommodation throughout and is configured to maximise the superb views across the Usk Valley to the Sugarloaf and Black Mountains. The ground floor comprises a welcoming entrance hall, spacious living room that opens to the dining room, a well equipped kitchen and a downstairs WC. Upstairs there are five bedrooms, the master having an en-suite shower room, and a re-fitted 4 piece family bathroom. The property is set back behind an attractive front garden laid mainly to lawn with driveway providing parking for numerous cars leading to the integral double garage. The fabulous rear garden slopes up to meet the Brecon and Monmouthshire Canal, with a paved patio to the immediate rear and steps leading to terraced areas of lawn with mature shrub and flower borders. The upper part of the garden enjoys magnificent views back across the Valley. This is a superb home offering style, generous accommodation and exceptional outside space within a popular village location serviced by a full range of local amenities. Offered with no onward chain.

## ABOUT THE LOCATION

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, three 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. For further information on school catchment areas and community provisions go to [www.monmouthshire.gov.uk](http://www.monmouthshire.gov.uk) or call 01633 644488.

## 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, signposted to Gilwern. Take the second left turn into Crossroads.

## 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.