

CHRISTIE

R E S I D E N T I A L



27 BROADMEAD, GILWERN, ABERGAVENNY, NP7 0AN

A beautifully presented three bedroom, semi-detached dormer bungalow conveniently located on a quiet cul-de-sac in the popular village of Gilwern, near Abergavenny. Offered in excellent order throughout, benefits include a modern fully fitted kitchen, stylish bathroom and en-suite, and a sunny south facing garden.

- Three Bedrooms
- 16' Lounge
- Two Bathrooms
- Driveway & Garage
- Sought After Village Location
- No Onward Chain

PRICE £310,000



GROUND FLOOR

APPROX. 63.8 SQ. METRES (686.9 SQ. FEET)



FIRST FLOOR

APPROX. 20.9 SQ. METRES (224.9 SQ. FEET)



TOTAL AREA: APPROX. 84.7 SQ. METRES (911.7 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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ABOUT THIS PROPERTY

A beautifully presented three bedroom, semi-detached bungalow situated on a quiet cul-de-sac in the popular Monmouthshire village of Gilwern, near Abergavenny, within the Bannau Brycheiniog National Park. Substantially improved by the current owners the accommodation comprises a 16' Lounge with French doors to the garden and open to the modern fully fitted kitchen with integrated washing machine, dishwasher, oven and hob. An internal hallway leads to two double bedrooms, the larger of which enjoys excellent views across the Usk Valley, and a stylish family bathroom. From the lounge a modern wood and steel staircase leads up to a dormer bedroom with full en-suite bathroom. The property is set back behind a lawned front garden with driveway to the side providing parking for three cars and leading to the 18' x 9' single garage. The sunny south facing rear garden comprises a patio to the fore with steps up to a substantial area of lawn which again enjoys delightful views towards the Sugarloaf Mountain and across to the Black Mountains. With further benefits including gas central heating and double glazing throughout, this smartly presented home is 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, and three pubs. 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, signposted to Gilwern. Continue for approximately 0.7 miles before turning right into Broadmead, bear right and the property can be found on the right hand side.

USEFUL INFORMATION

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

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Superfast & Ultrafast broadband are available (provided by Openreach) with estimated maximum speeds of 80 and 1000 MBS respectively. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

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.

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.