

# CHRISTIE

R E S I D E N T I A L



## 26 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 living room, separate dining room and master bedroom with an en-suite shower room. Offered with no onward chain.

- Deatched House
- Four Bedrooms
- No Onward Chain
- Living Room & Dining Room
- Conservatory
- Master Bedroom With En-Suite Shower Room

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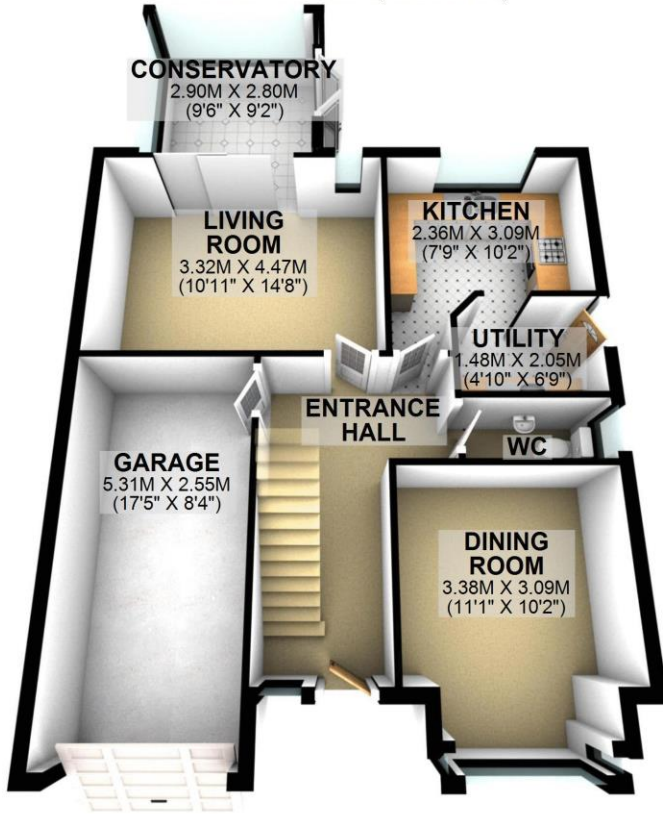
Price                      £395,000

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### GROUND FLOOR

APPROX. 72.1 SQ. METRES (776.6 SQ. FEET)



### FIRST FLOOR

APPROX. 55.4 SQ. METRES (596.0 SQ. FEET)



TOTAL AREA: APPROX. 127.5 SQ. METRES (1372.6 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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## About this property

A detached four bedroom home located in 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 living room and conservatory with patio doors to the garden. In addition, there is a separate dining room, kitchen with an adjoining utility and downstairs WC. Upstairs there is a front facing master bedroom with an en-suite shower room three further bedrooms and a family bathroom. The property is set back behind an attractive, lawned frontage, with pathway flanked by hedging and a tarmac driveway leading to an integral garage. The rear garden is laid mainly to lawn with a paved patio, ornamental pond and gated side access. 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, 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. 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, 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 on the right hand side.

## 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. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 80 Mbps. 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.

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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.