

CHRISTIE

RESIDENTIAL



CANAL WHARF HOUSE, BLAENAVON ROAD,
GOVILON, ABERGAVENNY, NP7 9NY

PRICE £650,000



ABOUT THIS PROPERTY

A superbly located and well presented four bedroom detached home, in the popular Monmouthshire village of Govilon, a short distance from the thriving market town of Abergavenny. As the name suggests Canal Wharf House, backs directly onto the Monmouthshire and Brecon Canal, with the original part of the property dating back to the 1790s when it formed part of a row of canal workers' stone cottages.

The currently incarnation of the house has been extensively updated and extended by the owners to create a delightful home offering extensive and flexible accommodation throughout. The ground floor comprises an entrance hall, a large L-shape lounge/diner with patio doors to the rear, and leading to the modern kitchen/breakfast room with larder. Beyond the kitchen there are two further reception rooms sharing a double-sided fireplace housing a wood burning stove, and again with door out to the garden. The ground floor accommodation is completed by a downstairs WC and an externally accessed office. On the first floor the large, airy landing also functions as an added study area and leads to 16' double bedroom with direct access to a decked terrace looking out onto the canal. The master bedroom includes extensive fitted storage and a smartly presented en-suite shower room, while there are two further double bedrooms and a modern four-piece family bathroom.

The property is set back behind a large front garden with double gates leading to an driveway providing parking for several cars in front of the 18' detached single garage with attached carport/wood store. On one side there is an extensive patio providing a private seating area from which to enjoy the views back across the Usk Valley to the Sugarloaf Mountain. To the other, is a lawn interspersed with various fruit trees (apple, plum, greengage), a substantial, raised bed for vegetables, a timber storage shed and greenhouse. The rear garden is a wonderful space to entertain, with a large patio area providing a prime space for outside entertaining, with steps that lead up to an attractive mature lawned garden planted with a wealth of shrubs which extends up to the canal bank. This rear part of the garden is owned by the British Waterways a rented back to the owners for approximately £250 per annum. It should also be noted that there is also the potential to rent a mooring to the rear of the garden where there is already a mooring bollard.

In summary, Canal Wharf House is a particularly warm and welcoming home in a unique location in the heart of the Bannau Brycheiniog National Park.



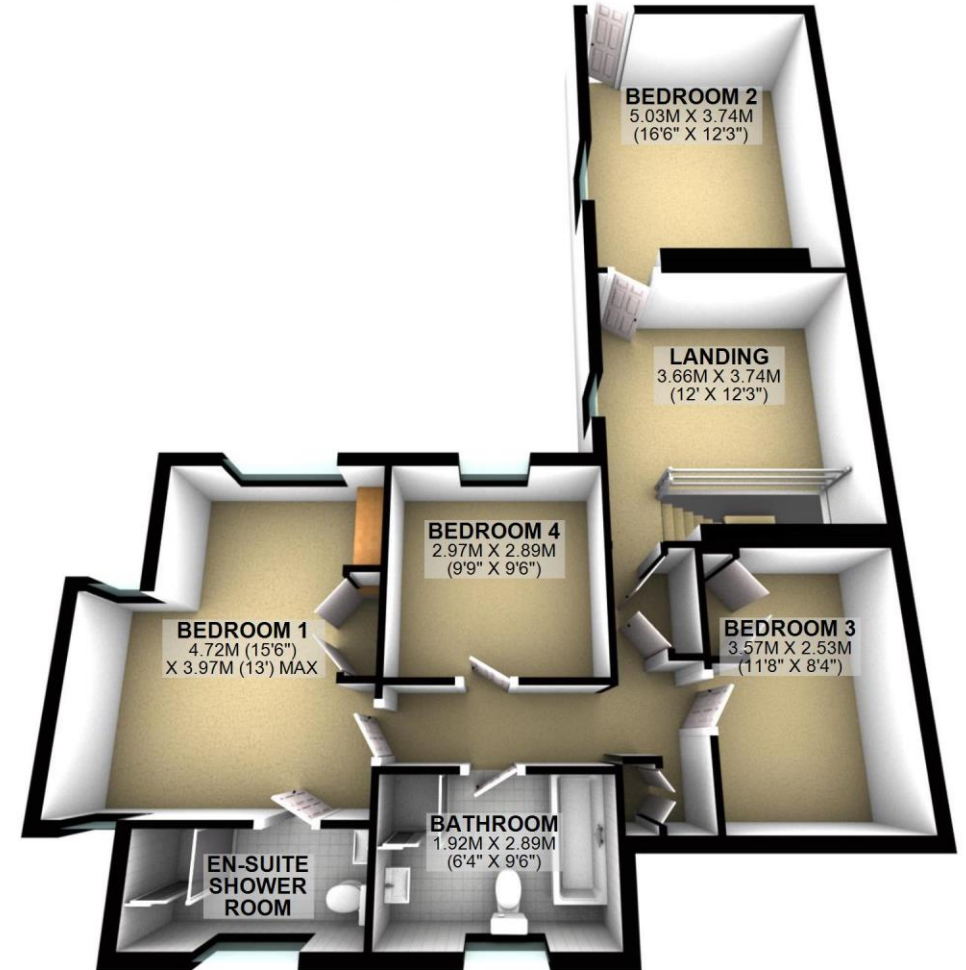
GROUND FLOOR

APPROX. 95.3 SQ. METRES (1025.6 SQ. FEET)



FIRST FLOOR

APPROX. 87.9 SQ. METRES (945.7 SQ. FEET)



TOTAL AREA: APPROX. 183.1 SQ. METRES (1971.3 SQ. FEET)



DIRECTIONS

From our office on Cross Street (NP7 5EU), follow the Monmouth Road for 0.9 miles to the Hardwick roundabout taking the third exit onto the A465 towards Gilwern. Take the first exit signposted Llanfoist, taking the first exit at the mini-roundabout and then the first exit onto Merthyr Road (B4246). Cross over the next mini roundabout taking the second exit and continue for 1.2 miles. Take the left turn signposted Blaenavon and follow the road under the bridge. The property can found a further 400 yards along the road on the left 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 mbs. 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.