

CHRISTIE

R E S I D E N T I A L



25 BROADMEAD, GILWERN, ABERGAVENNY, NP7 0AN

A well-proportioned three bedroom semi-detached bungalow located in the popular Monmouthshire village of Gilwern, near Abergavenny. Benefits include a bright and spacious lounge, garden with superb views across the Usk Valley towards the Sugarloaf and no onward chain.

- Semi-Detached Bungalow
- Three Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Master Bedroom With Views
- Driveway & Attached Single Garage

PRICE £325,000



GROUND FLOOR

APPROX. 90.1 SQ. METRES (970.2 SQ. FEET)



TOTAL AREA: APPROX. 90.1 SQ. METRES (970.2 SQ. FEET)

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ABOUT THIS PROPERTY

A well presented three bedroom semi-detached bungalow situated on a quiet cul-de-sac in the popular Monmouthshire village of Gilwern, on the edge of the Bannau Brycheiniog National Park. The property benefits from well-proportioned accommodation comprising of a welcoming entrance hall, bright 14' lounge with patio doors to the garden and a modern kitchen/breakfast room. The large master bedroom enjoys views towards the Sugarloaf and there two further bedrooms and refitted shower room. The property is set behind a low maintenance frontage with driveway to the side providing parking for three cars, leading to the attached, 15' single garage and storage unit. The south facing garden is generous in scope with patio seating area to the fore and steps up to the large area of lawn affording delightful views across the Usk Valley, with mature borders and flower beds. Further benefits included gas central heating, double glazing throughout and a superb location within easy reach 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, 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 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 and continue for approximately 0.7 miles before turning right into Broadmead.

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 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.

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.