

# CHRISTIE

R E S I D E N T I A L



## 15 Broadmead, Gilwern, Abergavenny, NP7 0AN

A superb, detached modern home, located in a quiet village location and affording a rare blend of generous accommodation and exceptional outside space with superb views. Benefits include an impressive open plan kitchen/diner, garage and driveway parking. Offered with no onward chain.

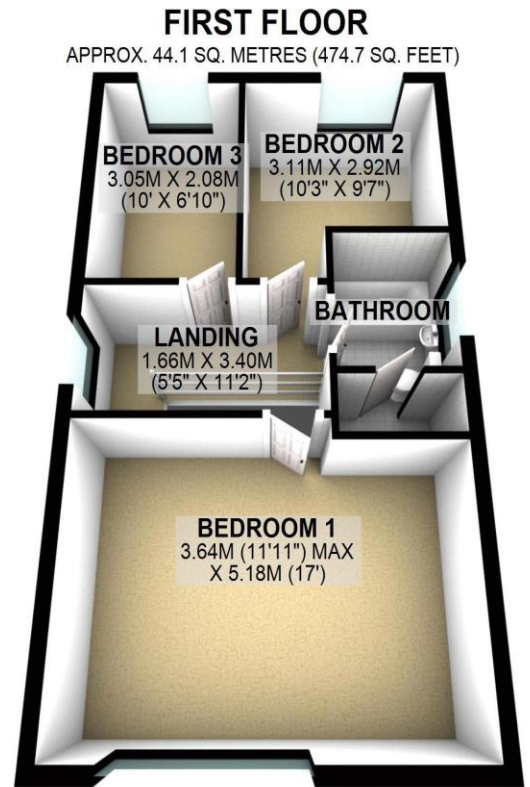
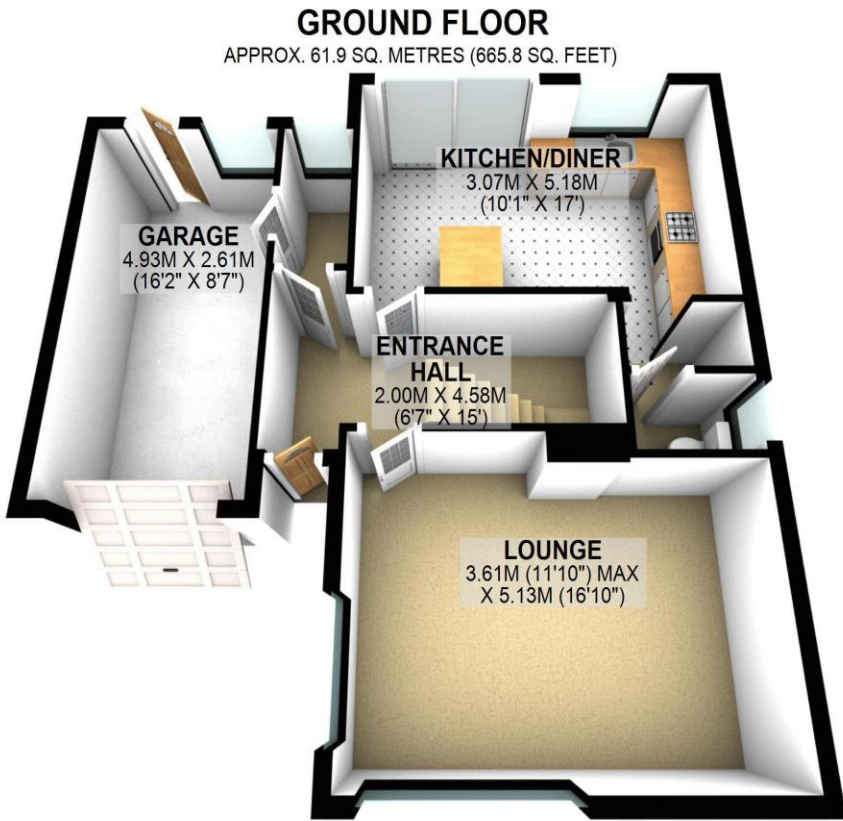
- Detached Three Bedroom House
- Large Rear Garden With Spectacular Views
- No Onward Chain
- Open Plan Kitchen/Diner
- 16' Living Room
- Modern Family Bathroom

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Price                      £345,000

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TOTAL AREA: APPROX. 106.0 SQ. METRES (1140.5 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	52   E	
21-38	F		
1-20	G		

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## About this property

A modernised three bedroom detached home located towards the end of a residential cul-de-sac in the popular Monmouthshire village of Gilwern, near Abergavenny. The property has been substantially updated to create a light and bright modern home with a stylish finish throughout. The ground floor accommodation comprises a welcoming entrance hall that opens into the impressive kitchen/diner which enjoys superb views over the garden and across the Usk Valley to the Sugarloaf and Black Mountains. There is also a 16' lounge, a handy store room and a ground floor WC. The first floor includes a 17' principal bedroom, second double bedroom and comfortable single bedroom, with modern three piece bathroom with a large cupboard housing a recently replaced combination boiler. The property is set back behind a low maintenance frontage and with a driveway providing off road parking leading to the garage. The garden comprises a large decked terrace to the fore ideally positioned to take in the superlative views. Steps lead down to a further level area of lawn. 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, two pubs and several places of worship.

## 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. the property can be found on the left hand side.

## USEFUL information

**COUNCIL TAX:** Band E. 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 36 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.