

CHRISTIE

R E S I D E N T I A L



46 Dan-y-Bryn, Gilwern, Abergavenny, NP7 0BL

A superbly presented three bedroom semi-detached property situated in a residential cul-de-sac in the popular village location of Gilwern. Well proportioned accommodation over three floors including a living room, re-fitted kitchen/dining room, family bathroom and conservatory with a log burning stove.

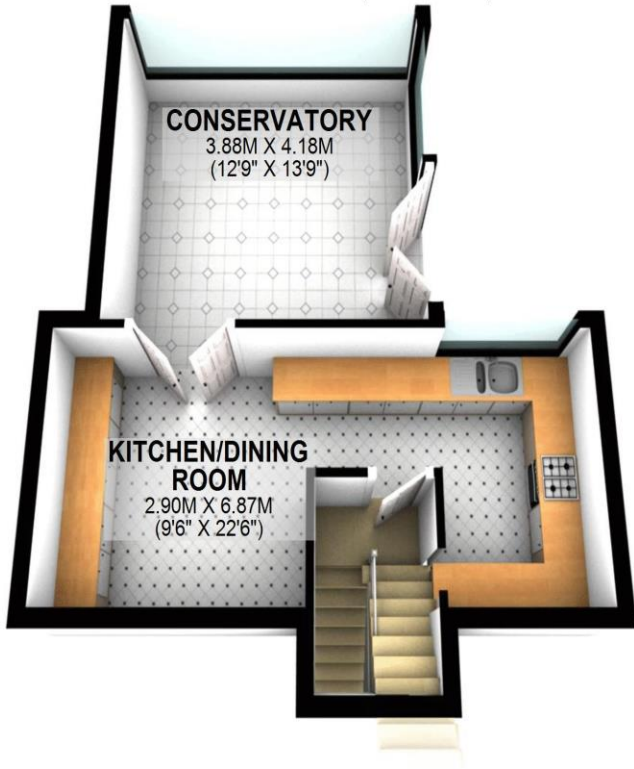
- Semi-Detached House
- Three Bedrooms
- Ground Floor Living Room
- First Floor Kitchen/Dining Room
- Conservatory With Log Burner
- Large Terraced Garden With Views

Price £269,950



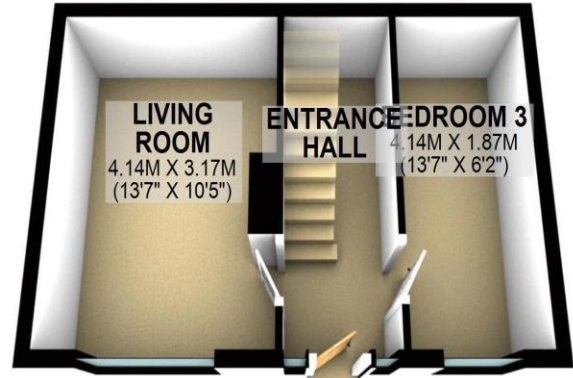
FIRST FLOOR

APPROX. 37.7 SQ. METRES (406.1 SQ. FEET)



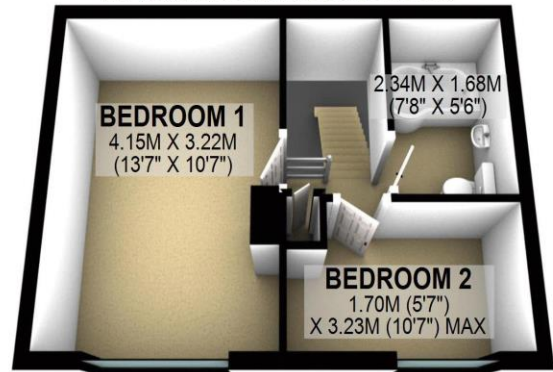
GROUND FLOOR

APPROX. 28.2 SQ. METRES (303.5 SQ. FEET)



SECOND FLOOR

APPROX. 27.1 SQ. METRES (292.2 SQ. FEET)



TOTAL AREA: APPROX. 93.1 SQ. METRES (1001.8 SQ. FEET)

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About this property

A superbly presented three bedroom semi-detached property situated in a residential cul-de-sac in the popular village location of Gilwern. With well-proportioned accommodation over three floors, the ground floor is accessed via a glazed entrance porch with doors to the living room and third bedroom. On the first floor is a generous kitchen/dining room that has been fitted to a particularly high standard and includes a range of built in appliances, this opens to a solid roofed conservatory with a recently fitted log burning stove and has doors to the rear garden. The second floor contains the first and second bedrooms along with a smart family bathroom. The rear garden is accessed from the first floor and has several terraced levels including areas of lawn and paved patio. The uppermost terrace enjoys a paved patio that enjoys the splendid surrounding mountain views. This property has been maintained to a very high standard and as such is sure to appeal to a broad section of the market.

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. Take the first left into Brynglas and bear right, following the road to the bottom of the hill. Turn right into Dan-y-Bryn. Continue towards the end of the road where the property can be found on the right hand side.

USEFUL information

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

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 950 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.

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.