

CHRISTIE

R E S I D E N T I A L



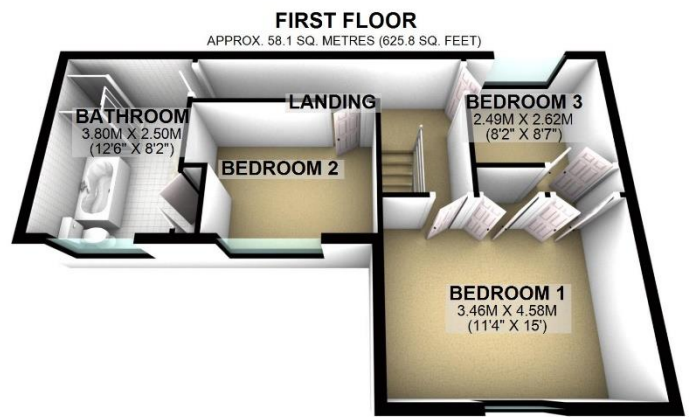
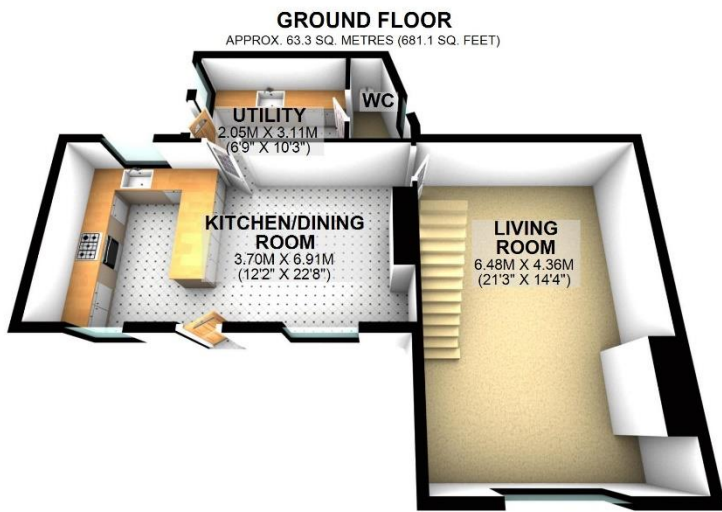
HOLLYBUSH COTTAGE, GOVILON, ABERGAVENNY, NP7 9RN

A superbly presented detached stone cottage enjoying a delightful setting on the outskirts of the village of Govilon, near Abergavenny. The property affords generously proportioned accommodation including a beautifully appointed 22' kitchen/dining room, and further benefits from views across the Usk Valley, and off road parking

- Detached Stone Cottage
- Lovely Condition Throughout
- No Onward Chain
- Kitchen/Dining Room
- Three Bedrooms
- Luxury Four Piece Bathroom

PRICE £450,000





TOTAL AREA: APPROX. 121.4 SQ. METRES (1307.0 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

CHRISTIE

RESIDENTIAL

ABOUT THIS PROPERTY

A detached period, stone built cottage located in a delightful setting on the edge of the Monmouthshire village of Govilon, near Abergavenny. The property has been meticulously maintained and affords extensive accommodation, including a smartly presented kitchen/dining room with integrated appliances, marble worktops and a log burning stove. Next to the kitchen is a utility room with a range of recently replaced units and an external door to the rear and downstairs cloakroom. A wooden door leads from the kitchen to the beautifully presented and cosy living room with timber ceiling beams, flagstone floor, dual aspect windows and feature fireplace housing a log burning stove. Upstairs the master bedroom has a vaulted ceiling showcasing the exposed beams, trusses and a built-in wardrobe. There is a further double bedroom and single bedroom both with built-in wardrobes. At the end of the landing is a superb family bathroom recently refitted with a freestanding bath and large shower cubicle. Externally the cottage has parking for two vehicles with steps leading to the side garden with raised beds and fruit trees. The front garden is well-established and maintained with shrubs and flowering plants. From the rear courtyard, steps lead to a paved terrace enjoying views towards the Sugarloaf Mountain and the Brecon Beacons. This is an exciting and unique property in a super location that is offered with no onward chain.

ABOUT THE LOCATION

Govilon is located at the base of the Bloreng Mountain which dominates the Usk Valley. Its situation provides panoramic views of the Brecon Beacons National Park. Local services currently include a public house, a village shop, a garage, church and chapel. The canal wharf provides access to the Monmouthshire and Brecon Canal making it an ideal spot for cyclists and walkers alike. Its rural aspect is notwithstanding the fact that it is less than three miles from the popular and bustling market town of Abergavenny and its railway station. Drivers can easily access the Heads of the Valleys Road within minutes and the M4 corridor is 30 minutes away. Govilon 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 (Heads of the Valleys Road) towards Gilwern and take the 1st exit for Llanfoist. At the roundabout take the first exit and cross over the next mini-roundabout taking the 2nd exit along Merthyr Road. Continue for 1.2 miles then take the left turn signposted Blaenavon. Continue over the canal bridge and turn right into School Lane and follow the road for approximately 0.5 miles and bear left up the hill (with the hump back bridge on the right) then take the left turn signposted Pentwyn. Follow Pentwyn Lane up the hill and then take the first left into Cwm Lane where the property can 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. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1000 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.