

CHRISTIE

R E S I D E N T I A L



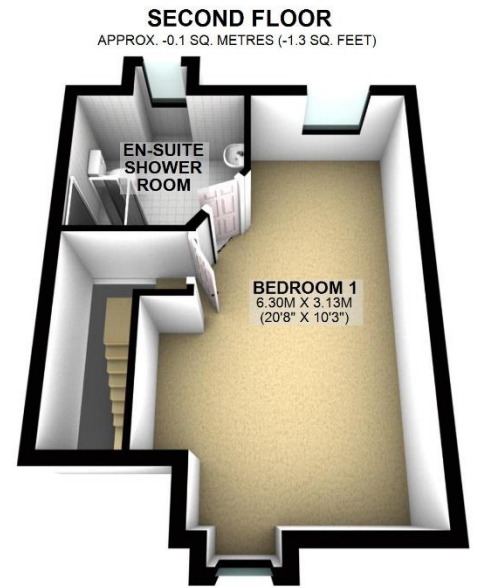
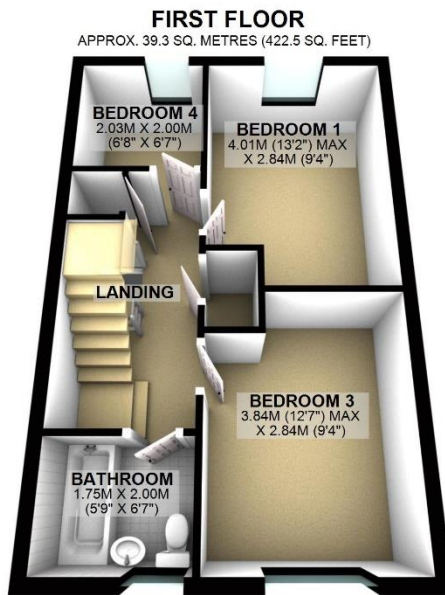
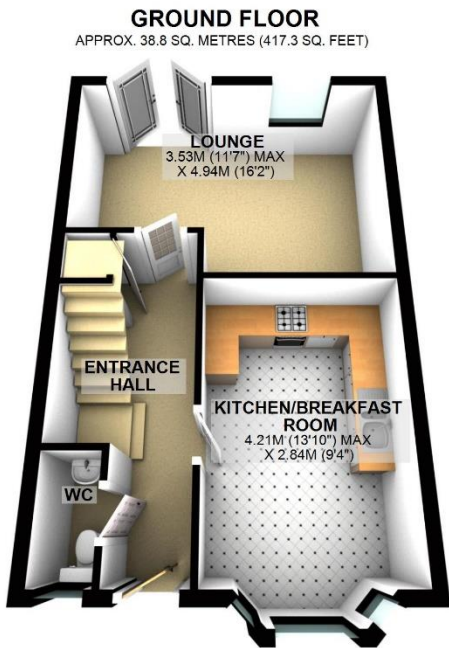
16 MAMETZ GROVE, GILWERN, ABERGAVENNY, NP7 0FA

A very well presented four bedroom, semi-detached townhouse situated in a popular residential location within the Monmouthshire village of Gilwern, near Abergavenny. The property affords generous accommodation throughout with the additional benefit of extensive parking and a south facing rear garden.

- Four Bedrooms
- Lounge French Doors To The Garden
- Stylish Kitchen/Diner
- 20' Master Bedroom
- Family Bathroom & En-Suite Shower
- Garage & Driveway Parking

PRICE £335,000





TOTAL AREA: APPROX. 77.9 SQ. METRES (838.5 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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ABOUT THIS PROPERTY

A smartly presented four bedroom, semi-detached townhouse enjoying a popular residential location within the Monmouthshire village of Gilwern, near Abergavenny. Offered in very good order throughout the property affords generous accommodation with the ground floor comprising an entrance hall that leads to the 16' lounge with French doors to the garden, stylish kitchen/diner with feature bay window and downstairs WC. On the first floor there are two double bedrooms, a single bedroom and stylish family bathroom. On the top floor there is a hugely impressive 20' principal bedroom benefitting from a modern en-suite shower room. It should be noted that the front facing rooms enjoy lovely views across the Usk Valley towards the Sugarloaf and Black Mountains. The property benefits from a south facing rear garden with decked seating to the fore and lawn that wraps around to the rear of the adjacent single garage. To the side of the property is a driveway providing parking for two cars and the current owners have also added a EV charging station. This is a quality modern home in a superb village location within the Bannau Brycheiniog National Park.

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, and three pubs. 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 large roundabout onto the (A4077) Abergavenny Road, signposted to Gilwern and continue for approximately 400 metres before turning right. Follow the road down the hill and Mametz Grove is the second turning on your left.

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. Ultrafast broadband is available (provided by Openreach/Voneus) with an estimated maximum speed of 950 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.