

CHRISTIE

RESIDENTIAL

YSGUBOR HEULOG, CHURCH LANE,  
GILWERN, ABERGAVENNY NP7 0HE

PRICE £499,950









## ABOUT THIS PROPERTY

Ysgubor Heulog is an exceptional three bedroom detached barn conversion enjoying a sought after semi-rural location on the edge of the Monmouthshire village of Gilwern, in the Brecon Beacons National Park. Beautifully presented throughout, the property has been refurbished with keen eye for interior design and affords well proportioned accommodation. The ground floor comprises a tiled entrance hall with steps down to the impressive 17' lounge with French doors to the front, and wood burning stove. The lounge is partially open to the kitchen/diner which includes bespoke units, and butler's sink. In addition there is a large utility/boot room with side entrance and downstairs WC. Upstairs, the master bedroom has been intelligently divided to create a separate study area, and benefits from a substantial walk-in wardrobe, and en-suite shower room. There are two further bedrooms, beautifully appointed family bathroom and airy landing. The house is set back behind a driveway that stretches to the front and side providing parking for several cars, with a large area to the rear of the property used as a wood store. The drive leads the large, mature garden predominantly laid to lawn with a range of mature trees and shrubs. Around this central lawn area are a number of seating areas that enjoy verdant aspects overlooking historic, Clydach Gorge. There is also a chicken run, summer house and vegetable garden. In summary, this is a superb home that offers an abundance of character and charm, while offering the trappings of an exceptional modern home, in a location that offers easy access to the vibrant amenities of Abergavenny as well as all that the Brecon Beacons National Park has to offer.

## 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, three 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](http://www.monmouthshire.gov.uk) or call 01633 644488.



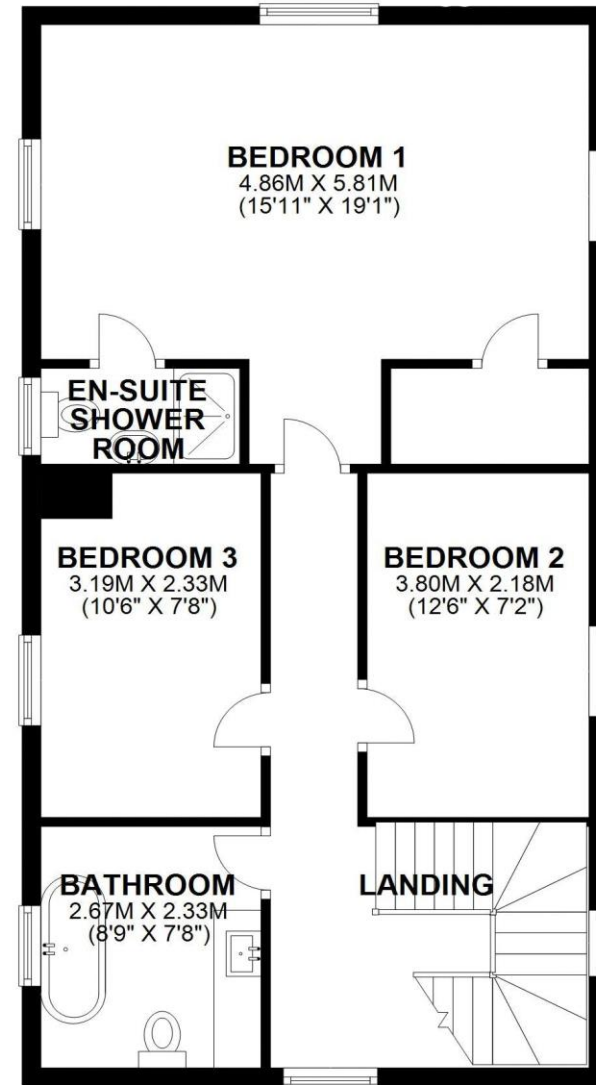
## GROUND FLOOR

APPROX. 67.4 SQ. METRES (725.3 SQ. FEET)



## FIRST FLOOR

APPROX. 63.4 SQ. METRES (682.8 SQ. FEET)



TOTAL AREA: APPROX. 130.8 SQ. METRES (1408.1 SQ. FEET)







## 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. Continue for approximately 0.9 miles into the village and turn right immediately after the Beaufort Arms (A4077 Crickhowell Road). After 1/4 mile turn left into Church Road, Follow the road up the hill for 0.9 miles and then bear left at the church. Follow the road for 0.6 miles and the property can be found on the left hand side.

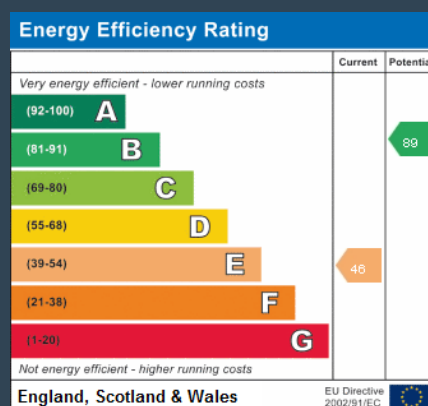
## USEFUL INFORMATION

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

**SERVICES:** We understand that there is an oil-fired heating system and that mains electricity and water are connected to the property. Drainage is via a septic tank.

**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.