

CHRISTIE

R E S I D E N T I A L



23A WERN GIFFORD, PANDY, ABERGAVENNY, NP7 8RS

A three bedroom semi-detached property located on the popular Wern Gifford residential estate in the village of Pandy, near Abergavenny. The property represents an excellent refurbishment opportunity and further benefits from off road parking, including a single garage, and a large rear garden.

- Three Bedrooms
- Refurbishment Opportunity
- 20' Lounge/Diner
- Large Conservatory
- Bathroom & Downstairs Shower Room
- No Onward Chain

OFFERS IN EXCESS OF **£250,000**



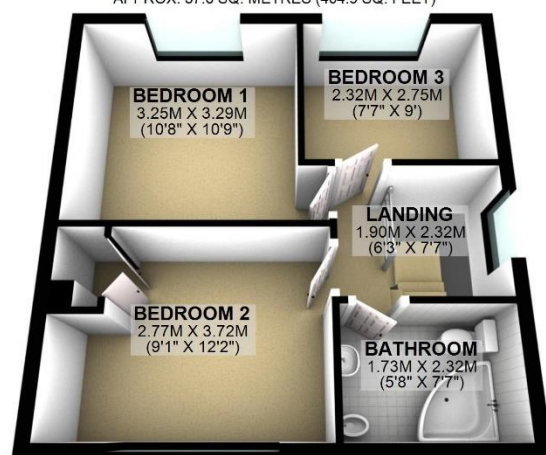
GROUND FLOOR

APPROX. 67.2 SQ. METRES (723.1 SQ. FEET)



FIRST FLOOR

APPROX. 37.6 SQ. METRES (404.9 SQ. FEET)



TOTAL AREA: APPROX. 104.8 SQ. METRES (1128.0 SQ. FEET)

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ABOUT THIS PROPERTY

A three-bedroom semi-detached house in need of full refurbishment, situated on a quiet cul-de-sac in Wern Gifford, a sought-after residential area in the Monmouthshire village of Pandy, near Abergavenny. The property affords ground floor accommodation comprising a spacious lounge/diner, a separate kitchen, and a conservatory that runs across the full width of the house, offering the possibility of a more formal extension, subject to planning permission. Additionally, there is a downstairs shower room. Upstairs, there are three well-proportioned bedrooms, and a family bathroom. The property is set back behind a front garden with hardstanding for one car, and a driveway which leads to the 18' single garage. To the rear there is a large garden offering plenty of potential for landscaping which also benefits from open views. Positioned in a desirable village location with easy access to Abergavenny's amenities and transport links, this property presents a fantastic opportunity to create a bespoke home. Offered with no onward chain.

ABOUT THE LOCATION

The village of Pandy is situated approximately 6 miles from Abergavenny in a beautiful setting beneath the Skirrid Mountain. It is popular with ramblers and hill walkers as Offa's Dyke Path runs through the village whilst the Brecon Beacons are within easy access. There is a village primary school and local shops in neighbouring Llanvihangel Crucorney. The area offers a variety of pubs and hostels including the Skirrid Inn (the oldest pub in Wales), the Pandy Inn and the Park Hotel. The A465, Heads of the Valleys road travels through the village giving easy access to Merthyr Tydfil, Cardiff, Swansea and West Wales (southbound) and Hereford (northbound). It also connects with the A40/A449 leading to the M4, M50 & M5 motorways. Both Hereford and Abergavenny offer mainline railway stations providing access to the entire rail network. For further information on school catchment areas and community provisions go to www.monmouthshire.gov.uk or call 01633 644488.

DIRECTIONS

From Abergavenny town centre follow the A40 (Monmouth Road) 0.9 miles to the Hardwick Roundabout. Take the first exit and bear left following signs for A465 Hereford. Stay on this road for just over 6 miles before turning right at the signpost for Wern Gifford.

USEFUL INFORMATION

COUNCIL TAX: Band C. 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, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 74 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.