

CHRISTIE

R E S I D E N T I A L



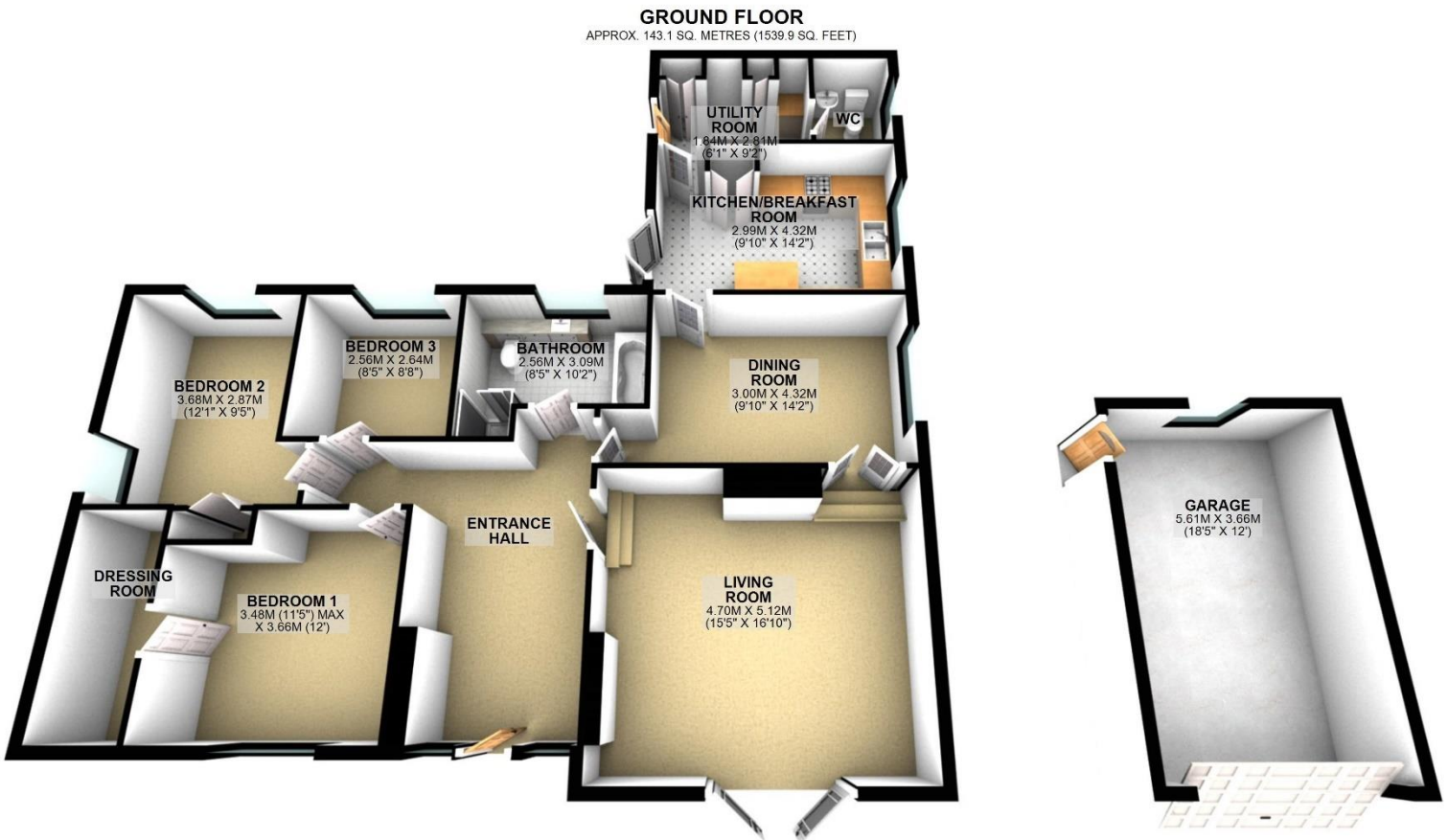
1 THE NOOKFIELD, GOVILON, ABERGAVENNY, NP7 9RQ

A beautifully presented three bedroom bungalow enjoying a superb location in the sought after Monmouthshire village of Govilon. The property affords generous accommodation throughout including two reception rooms and an immaculate kitchen/breakfast room and further benefits from extensive parking and garden with views.

- Three Bedroom Detached
- Lounge With Wood Burning Stove
- Kitchen With Separate Utility Room
- Four Piece Bathroom & Further WC
- Driveway Parking & 18' Single Garage
- Select Village Location

PRICE	£450,000
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TOTAL AREA: APPROX. 143.1 SQ. METRES (1539.9 SQ. FEET)

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ABOUT THIS PROPERTY

An exceptionally well presented three bedroom detached bungalow superbly located in the picturesque village of Govilon, near Abergavenny. The property was completely refurbished 10 years ago and has subsequently been meticulously maintained, to create a home of real character and charm. The property affords generous accommodation throughout with the tone set by the open and welcoming entrance hall that leads to the 16' living room including a wood burning stove and French doors to the front garden. Adjacent to this is the separate dining room with links to the superb fully fitted kitchen/breakfast room. The kitchen has been fitted with extensive storage and quartz worktops, and include an integrated Neff double oven, induction hob and dishwasher. Beyond the kitchen is a utility room and guest WC. The bungalow offers three well-proportioned bedrooms. The primary bedroom benefits from its own dressing room, and enjoys lovely views. There is a further double bedroom with fitted storage and a comfortable single bedroom. The property is set back behind an attractive front garden, partly laid to lawn with flower bed borders, and dwarf box hedging. It is accessed via double gates that open to the extensive driveway providing parking for numerous cars and leads to the 18' garage with roller shutter door and power. The garden wraps around the front side and rear which has largely been designed for low maintenance with a feature being the provision of various seating/entertainment areas from which to enjoy the superlative views across the Usk Valley. This a delightful home of real quality in a select location close to the wide ranging amenities of Abergavenny that also enjoys the rural trappings of the breathtaking Bannau Brycheiniog National Park.

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 the property can be found on the left hand side.

USEFUL INFORMATION

COUNCIL TAX: Band G. 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 1800 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.