

CHRISTIE

R E S I D E N T I A L



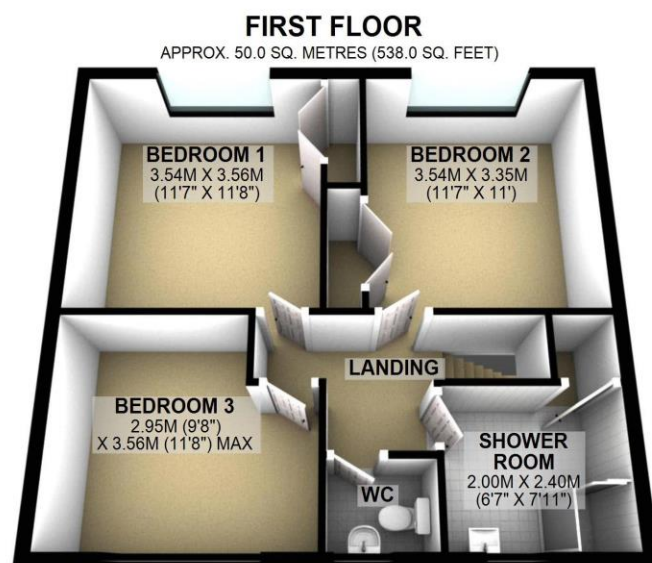
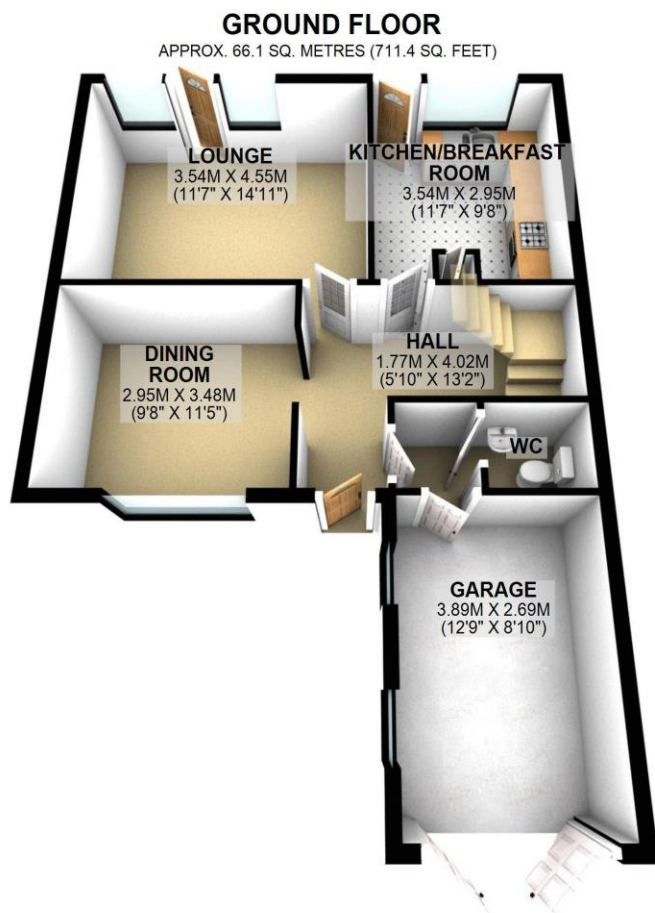
52 Wern Gifford, Pandy, Abergavenny, NP7 8RT

A well presented three bedroom semi-detached property located on the popular Wern Gifford residential estate in the village of Pandy. The property benefits from generous accommodation throughout, extensive parking including an integral single garage.

- Semi-Detached House
- Three Double Bedrooms
- Large Lounge & Separate Dining Room
- Modern Kitchen/Breakfast Room
- Shower Room & Two WCs
- Integral Garage & Driveway

Price	£300,000
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TOTAL AREA: APPROX. 116.1 SQ. METRES (1249.4 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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About this property

A smartly presented three bedroom semi-detached house located on a quiet cul-de-sac in Wern Gifford, a sought after residential estate in the Monmouthshire village of Pandy, near Abergavenny. Offered in excellent order throughout the property affords generous accommodation with the ground floor comprising a welcoming entrance hall, which opens to a separate dining room and a large lounge with door to the garden. In addition there is a modern fully fitted kitchen/breakfast room with integrated appliances, guest WC and integral access to the attached single garage including a utility area. Upstairs there are three substantial double bedrooms, a modern shower room and a separate WC. The house is positioned on a pleasing corner plot with attractive front and side garden, and driveway providing parking for two cars. To the rear there is a private and enclosed garden largely laid to lawn with patio to the fore. This is a delightful home offered in excellent order that further benefits from a popular village setting yet within easy reach of the wide-ranging amenities and transport links of Abergavenny.

About the location

The village of Pandy is situated approximately 6 miles from Abergavenny in a beautiful setting beneath the Skirrid Mountain. It is a 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 D. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that there is an oil fired central heating system. Mains electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 64 Mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be Leasehold with 946 years remaining and a ground rent of £30 p.a. 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.