



**Christie  
Residential**  
YOUR HOME, HANDLED WITH CARE

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**Wern Gifford, Pandy  
Abergavenny  
£295,000**

- ♥ Semi-Detached Bungalow
- ♥ Recently Refurbished Throughout
- ♥ Two Double Bedrooms
- ♥ Large Lounge









## About this property

A beautifully refurbished two bedroom semi-detached bungalow located in a quiet residential cul-de-sac within Wern Gifford, a sought after estate in the Monmouthshire village of Pandy. Offering well-proportioned single-storey living, the property has been modernised throughout and affords accommodation comprising of an entrance hall, spacious lounge with sliding doors opening directly onto the garden, and a contemporary kitchen. There are two double bedrooms and a stylishly refitted shower room. The property is set within a generous plot with a private front garden including a patio off the lounge, lawn and greenhouse. To the rear is a large west facing garden that has largely been laid to lawn. A side path offers gated access from front to back. The property further benefits from off road parking to the front and a 22' garage. Situated in a quiet and friendly community just a short walk from the local village amenities, this is a superb opportunity to purchase a turn-key home in a desirable rural setting, with excellent road links to Abergavenny and beyond.

## 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 hostelrys including the Skirrid Inn (the oldest pub in Wales). 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](http://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. The What3Words reference is [///possible.sands.jousting](#).

## 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 79 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.

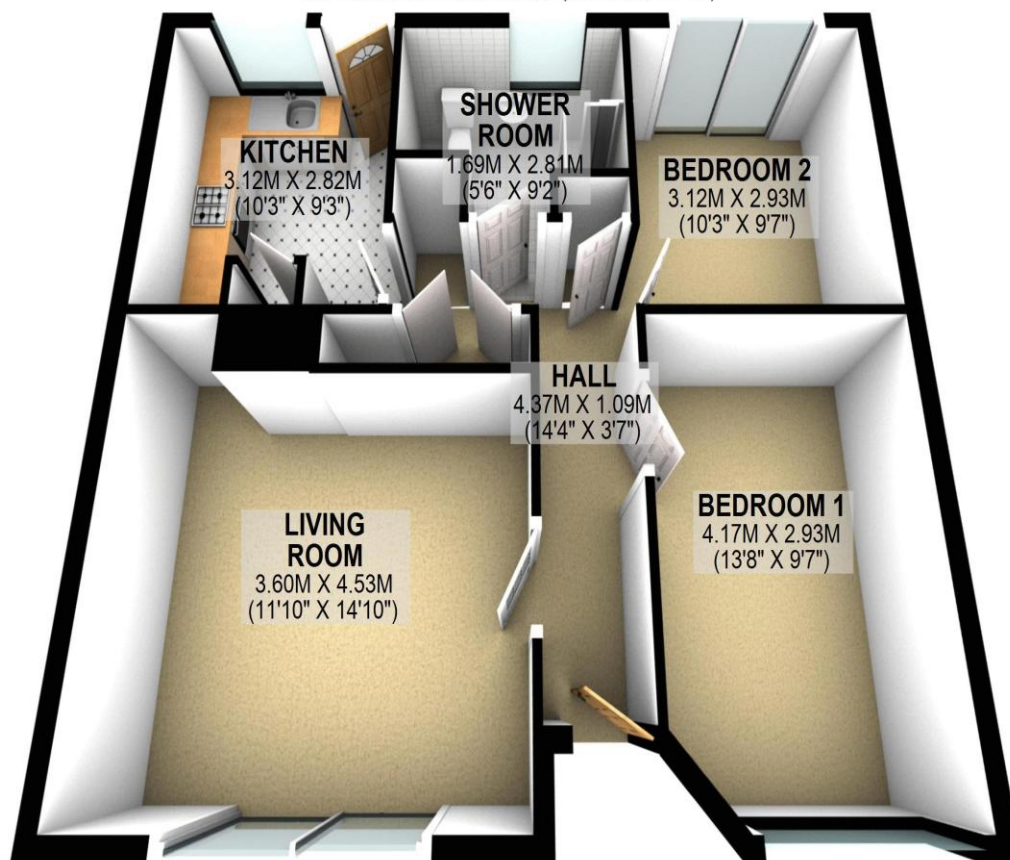
**VIEWING:** Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

### 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.

## GROUND FLOOR

APPROX. 63.5 SQ. METRES (684.0 SQ. FEET)



TOTAL AREA: APPROX. 63.5 SQ. METRES (684.0 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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