

# CHRISTIE

R E S I D E N T I A L



## 10 Glanrhyd, Gilwern, Abergavenny, NP7 0DU

A two-bedroom first-floor flat in a quiet Gilwern cul-de-sac, offering a kitchen/diner with lovely Usk Valley views, living room, bathroom, and generous rear garden. Features include entrance hall, double and single bedrooms, gas central heating and double glazed windows.

- First Floor Flat
- Two Bedrooms
- Kitchen/Dining Room
- Separate Living Room
- Private Garden
- Gas Central Heating

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Price	£159,950
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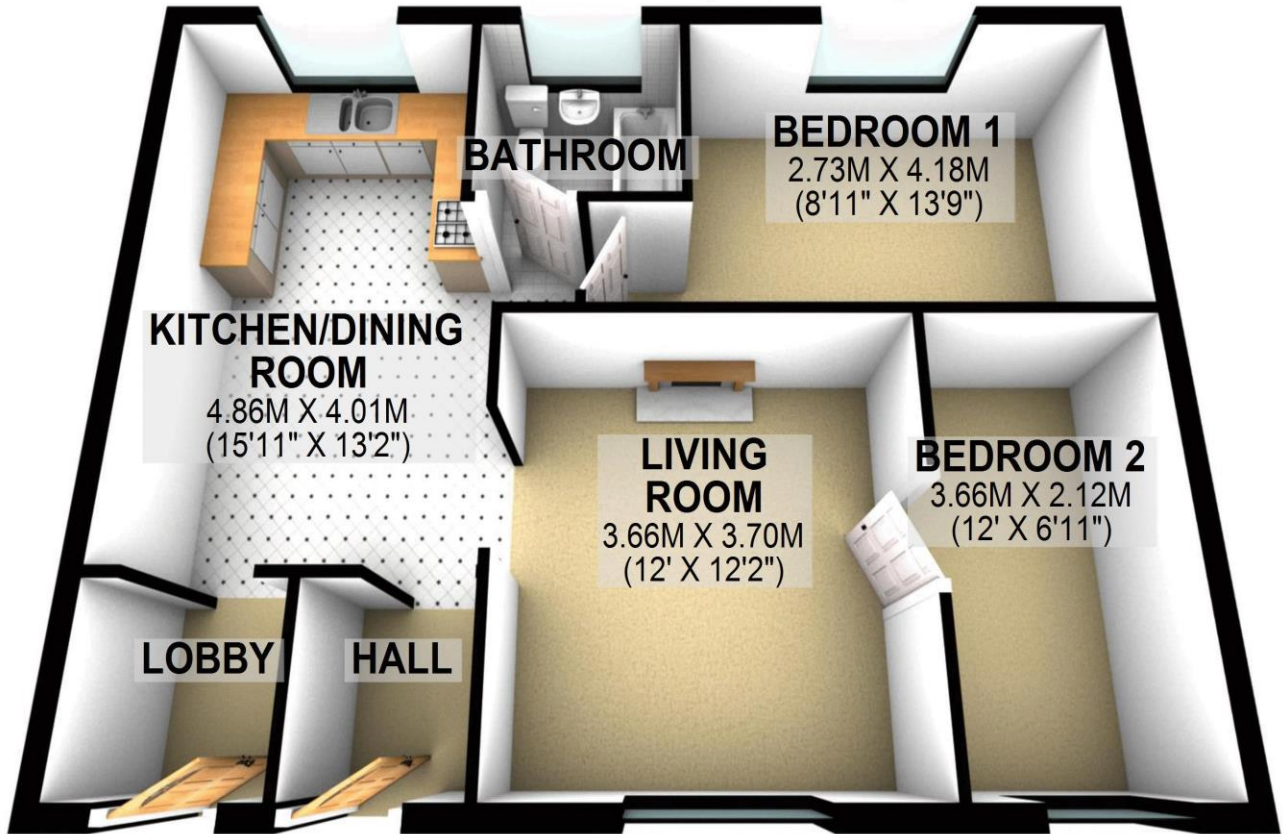
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## GROUND FLOOR

APPROX. 60.2 SQ. METRES (648.4 SQ. FEET)



TOTAL AREA: APPROX. 60.2 SQ. METRES (648.4 SQ. FEET)



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## About this property

This two-bedroom first-floor flat is tucked away in a quiet cul-de-sac in the sought-after village of Gilwern. Offering well-proportioned living space, the property includes a kitchen/diner, living room, bathroom, and a generous rear garden. The entrance hallway, finished with tiled flooring, leads into the kitchen/dining room. This bright and practical space is fitted with wall and base units, an electric oven and hob with extractor hood, a stainless steel sink, and plumbing for a washing machine. The wall-mounted boiler is also located here, and the room benefits from wonderful views across the Usk Valley towards the Sugarloaf and Black Mountains. The living room sits at the front of the property, offering a comfortable space to relax. There are two bedrooms: a spacious double to the rear that enjoys the same stunning valley and mountain views, and a well-sized single at the front. The bathroom is fitted with a panelled bath and shower over, WC, and pedestal hand basin, complemented by tiled flooring and a frosted rear window. Outside, the property boasts a generous rear garden, accessed via a side alley. Mostly laid to lawn with a concrete patio area, it provides an ideal space for outdoor dining and entertaining.

## 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, two pubs and several places of worship.

## 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 and continue for approximately 0.7 miles before turning right into Broadmead. First left into Llanwenarth View, straight on into Brynglas and Glanrhyd is at the end of the cul-de-sac. The What3Words location is: regret.with.popular

## USEFUL information

**COUNCIL TAX:** Band B. 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 1,800 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

**TENURE:** We believe the property to be leasehold, with 93 years remaining on a 125 year lease granted in 1994. Ground rent is £10.00 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.

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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.