

# CHRISTIE

R E S I D E N T I A L



## 6 Oak Tree Lane, Gilwern, Abergavenny, NP7 0EQ

This traditional semi-detached home, offered with no onward chain, requires modernisation and enjoys a semi-rural setting with mountain views. Featuring three bedrooms, two reception rooms, a spacious kitchen, generous gardens, driveway parking, and garage, it's conveniently located near Gilwern and Abergavenny.

- Semi-Detached House
- Three Bedrooms
- Requiring Modernisation
- Large Gardens
- Separate Living & Dining Rooms
- Ground Floor Shower & 1st Floor Bathroom

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Price	£280,000
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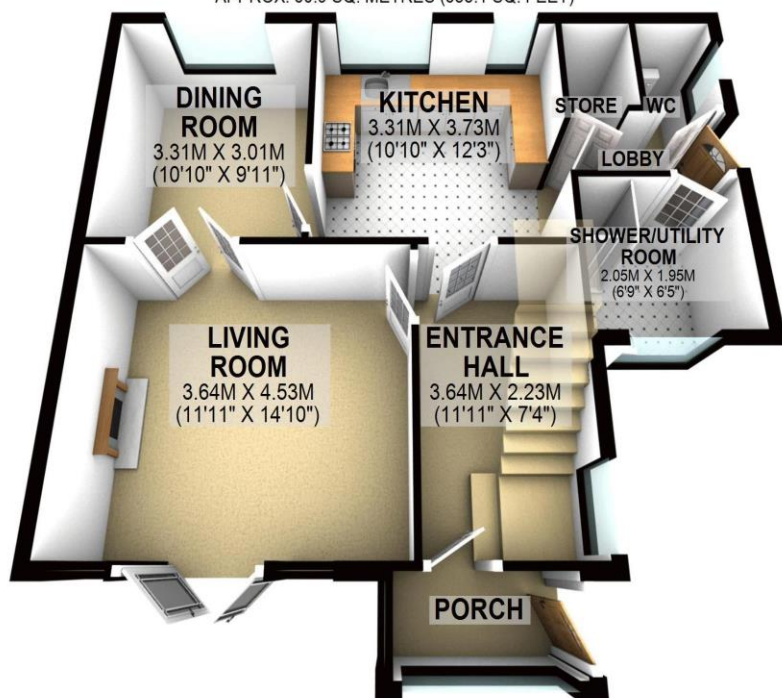






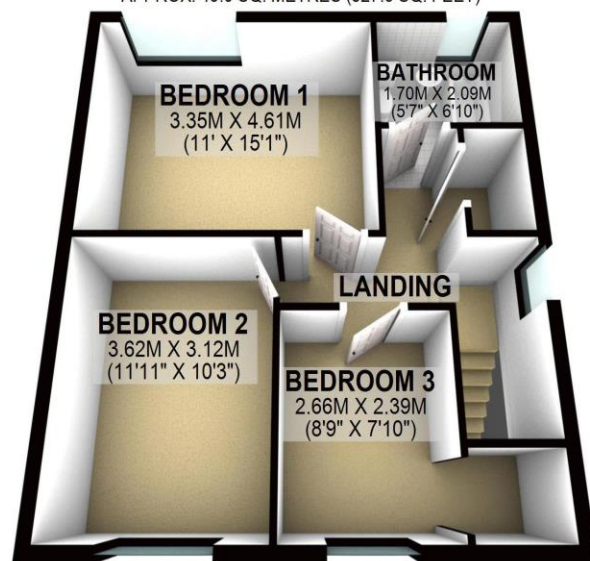
## GROUND FLOOR

APPROX. 60.9 SQ. METRES (655.1 SQ. FEET)



## FIRST FLOOR

APPROX. 49.0 SQ. METRES (527.6 SQ. FEET)



TOTAL AREA: APPROX. 109.9 SQ. METRES (1182.7 SQ. FEET)

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## About this property

This traditional semi-detached home, offered with no onward chain, presents an excellent opportunity for modernisation throughout. Enjoying a semi-rural setting with easy access to the amenities of both Gilwern and nearby Abergavenny, the property also benefits from lovely front-facing views of the surrounding mountains. The accommodation begins with an entrance porch opening into a hallway, which leads to a bright living room and a separate dining room. To the rear, a spacious kitchen overlooks the garden, while a rear hallway gives access to the garden itself, a shower/utility room, WC, and a useful store. Upstairs, there are three well-proportioned bedrooms served by a family bathroom. Externally, the property occupies a particularly generous plot with level gardens to the front and rear. The front garden is mainly laid to lawn and includes a driveway providing parking for several vehicles, leading to a single garage. A side pathway opens into the large rear garden, which is also laid mainly to lawn and complemented by mature trees and shrubs.

## 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 large roundabout onto the (A4077) Abergavenny Road, signposted to Gilwern and continue for approximately 400 metres before turning right. Follow the road down the hill and take the right turn into Oak Tree Lane, then the next left. The What3Words location is followers.mule.firebird

## USEFUL information

COUNCIL TAX: Band E. 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 Mbps. 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.

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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.