

CHRISTIE

R E S I D E N T I A L



“LORALAI”, CHURCH LANE, GOVILON, ABERGAVENNY, NP7 9RP

A two bedroom detached bungalow enjoying a superb location adjacent to the Brecon and Monmoushire canal in the village of Govilon. The property benefits from generous proportions throughout, a superb rear garden and no onward chain.

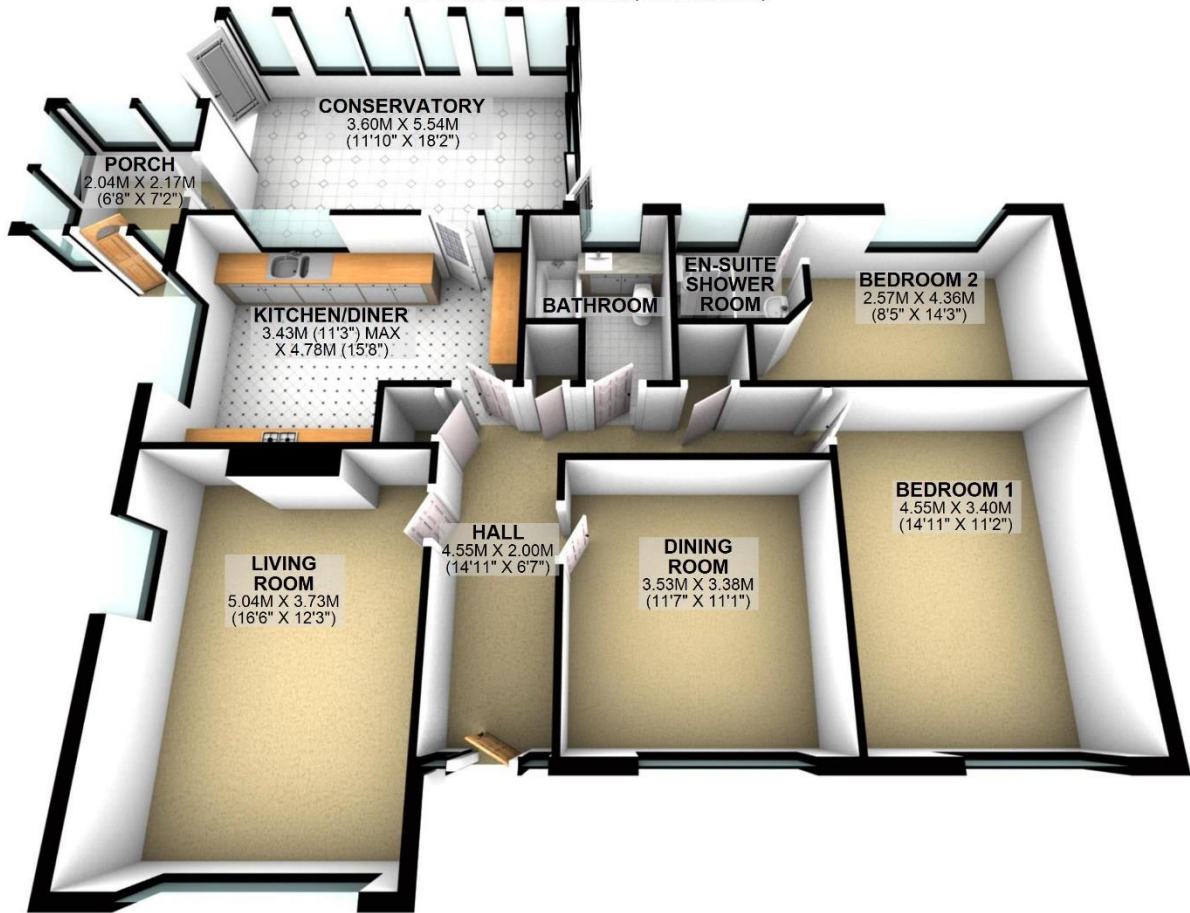
- Detached Bungalow
- Two Double Bedrooms
- Lounge & Dining Room
- Kitchen/Breakfast Room
- Bathroom & En-Suite Shower Room
- Driveway & Two Single Garages

PRICE £375,000



GROUND FLOOR

APPROX. 103.2 SQ. METRES (1111.2 SQ. FEET)



TOTAL AREA: APPROX. 103.2 SQ. METRES (1111.2 SQ. FEET)

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ABOUT THIS PROPERTY

A charming two bedroom detached bungalow, located adjacent to the Brecon and Monmouthshire Canal within the hugely sought after village community of Govilon, near Abergavenny. The property enjoys a secluded and elevated position and affords well-proportioned accommodation throughout. It comprises of a welcoming entrance hall, large lounge with dual aspect and views across to the Sugarloaf Mountain, separate dining room and large fully fitted kitchen/breakfast room. Off the kitchen there is an 18' conservatory which overlooks the garden with a porch off it providing a separate side entrance. In addition, there are two generous double bedrooms, one including an en-suite shower room and a three piece family bathroom. The property enjoys an extensive, mature garden that provides superb views from all parts, taking in the Sugarloaf and Bloreng Mountain as well as across the village to the east towards Abergavenny. It comprises a number of distinct areas, including a large patio accessed, as well as a separate vegetable garden with greenhouse. It is framed by an array of mature trees and shrubs and interspersed with an abundance of well stocked beds. To the front of the property there is a driveway providing parking for two cars leading to two attached single garages. Conveniently located for easy access to the amenities of the village as well as those of nearby Abergavenny, this warm and welcoming home is offered with no onward chain.

ABOUT THE LOCATION

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 not withstanding 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 our office in Cross Street (NP7 5EU) follow the A40 Monmouth Road east out of the town to the Hardwick roundabout. Take the fourth exit at the roundabout onto the A465 (Heads of the Valleys Road). Follow the road for 3 miles to the roundabout and take the 1st exit, the B4246. After just under half a mile take the first right into Church Lane. The property can be found just before the bridge, opposite the church.

USEFUL INFORMATION

COUNCIL TAX: Band F. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property.

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.