

8 Mametz Grove Gilwern Abergavenny



SUPERBLY PRESENTED FOUR BEDROOM LUXURY HOME

- HIGHLY SOUGHT AFTER DEVELOPMENT IN BEAUTIFUL LOCATION
- CLOSE TO VILLAGE AMENITIES, ABERGAVENNY AND ROAD COMMUNICATIONS
- ATTRACTIVE GARDENS AND LARGE DETACHED GARAGE AND DRIVEWAY
- IMPRESSIVE OPEN PLAN KITCHEN/FAMILY /DINING ROOM
- CONSERVATORY EXTENSION
- LOUNGE WITH FEATURE FIREPLACE
- SITTING ROOM/STUDY
- FOUR WELL PROPORTIONED BEDROOMS
- FAMILY BATHROOM AND EN SUITE
- VIEWING ESSENTIAL

Offers Over £350,000

Introduction

Nuttall Parker are delighted to offer for sale this spacious four bedroom detached home which is located on this highly regarded development close to village amenities in Gilwern, road communications and the town of Abergavenny. The current vendors have maintained the property to an exceptional standard and added a large uPVC conservatory to the rear with a tinted glazed roof. The property has an attractive garden which is laid to lawn with natural stone patio, borders stocked with shrubs and side gated access to the driveway and spacious detached double garage.

The well proportioned ground floor accommodation extends to central hallway with porcelain tiled flooring, cloakroom/lounge, spacious open plan kitchen/family/dining room, conservatory extension, utility room, lounge with feature fire place and additional sitting room/study. At first floor level there is a landing, master bedroom with en suite shower room, three further good sized bedrooms and family bathroom.

8 Mametz Grove benefits from uPVC double glazed windows throughout, gas fired central heating system and is a freehold tenure.

An early appointment to view is recommended to appreciate the size and quality of the accommodation offered.

This comprises in greater detail:-

Hallway 12'9" x 7'11" maximum measurement (3.91 x 2.42 maximum measurement)

Central heating radiator, under stairs cupboard, stairs to first floor, large format porcelain tiled flooring flowing into cloakroom, sitting room, kitchen and conservatory .

Cloakroom

Porcelain tiled flooring, low level wc, central heating radiator, pedestal wash hand basin with tiled splash back, ventilation fan.

Lounge 15'7" x 11'8" (4.76 x 3.57)

Two central heating radiators, uPVC double glazed window to front, television aerial point, telephone point, feature contemporary stone fire place with electric fire.

Sitting/Study 11'1" x 7'10" (3.38 x 2.40)

Porcelain tiled flooring, central heating radiator, uPVC double glazed window to front, coved ceiling.

Kitchen/Family/Dining room 30'3" x 12'3" (9.23 x 3.75)

Impressive range of high gloss wall and base units, round edge work surfaces and matching up stands, inset one and a half bowl stainless steel sink and drainer with swivel mixer tap, inset AEG gas hob, stainless steel splash back , filter hood and electric oven beneath, built in fridge and freezer, integrated AEG dishwasher, two uPVC double glazed windows to rear, two television aerial points, porcelain tiled floor, uPVC double glazed window to rear, uPVC double glazed windows and central french doors to conservatory and door to the utility room.

Conservatory 11'10" x 9'10" (3.61 x 3.02)

Porcelain tiled floor, uPVC double glazed windows, uPVC double glazed french doors to garden, tinted double glazed roof, electric heater, roof window

Utility 5'11" x 5'1" (1.81 x 1.56)

Plumbing for washing machine, stainless steel sink and drainer, wall units containing gas boiler providing hot water and central heating, plumbing for washing machine, opaque double glazed door opening to driveway.

Landing

Access to attic space, storage cupboard, central heating radiator, doors to:-

Master Bedroom 14'9" x 14'2" (4.52m x 4.32m)

Range of built in fitted wardrobes, uPVC double glazed window to front, central heating radiator, thermostat control, door to:-

En Suite 5'5" x 6'7" (1.66m x 2.02m)

Step in double width fully tiled shower cubicle, wash hand basin, low level wc, part tiled walls, chrome towel radiator, tiled floor, ventilation fan, opaque uPVC double glazed window to front.

Bedroom 2 12'9" x 11'11" (3.91m x 3.65m)

Fitted with a range of built in wardrobes, uPVC double glazed window to front, one central heating radiator.

Bedroom 3 11'1" x 10'5" (3.39m x 3.20m)

uPVC double glazed window to rear, central heating radiator.

Bedroom 4 11'0" x 9'0" (3.36m x 2.76m)

uPVC double glazed window to rear, central heating radiator.

Bathroom 10'1" x 5'6" (3.08m x 1.69m)

Step in fully tiled shower cubicle, bath, wash hand basin, low level wc, part tiled walls, tiled floor, chrome ladder style radiator, ventilation fan, opaque uPVC double glazed window to rear.

Outside

To the front of the property there are borders stocked with shrubs and pathway leading to entrance door, To the side there is a wide driveway providing off road parking and access to the detached double garage.

Detached Double Garage-

6.27 meters x 6.13 meters to up and over doors.

To the rear of the property there is a large stone patio and attractive lawned garden with borders stocked with shrubs walled boundary, side pedestrian access gate to driveway and additional side storage area to the rear of the garage.

Services

All main services are available to the property.

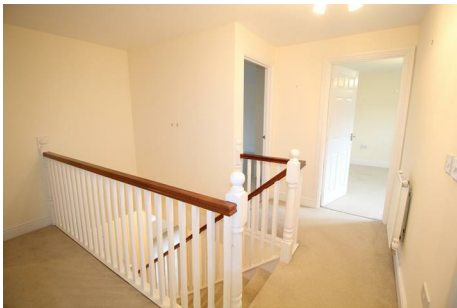
Tenure

We are advised that the property is of Freehold Tenure (Solicitors to confirm)

Viewing

By prior appointment with vendors agents Nuttall Parker Newport Tel: 01633 212666

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		89
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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