



CHERRY LEA

COMMON ROAD | GILWERN | ABERGAVENNY | MONMOUTHSHIRE | NP7 0DR

Cherry Lea

Deceptively spacious detached property tucked away in a quiet and popular residential area of the popular village of Gilwern, situated in an enviable location within the Bannau Brycheiniog / Brecon Beacons National Park.

- Detached dormer style property
- Versatile living accommodation over two floors
- Tucked away in the heart of a thriving village
- Driveway parking and detached garage



STEP INSIDE

Offering generous and versatile living accommodation over two floors, the property briefly comprises; large sitting room with bay window allowing for natural light to flow through, feature fireplace and parquet effect flooring. Modern galley style fitted kitchen with a comprehensive range of base and wall cupboards with integrated oven and ceramic hob. Steps lead down through the internal archway into the dining room, which has a sliding patio door leading out to the rear garden. A well-equipped modern family bathroom serves two double bedrooms, which along with the useful utility room completes the ground floor accommodation. Stairs rise from the hallway to the first floor, where there are two further bedrooms, the principal bedroom has a built in wardrobe and additional storage as well as a modern en suite shower room.





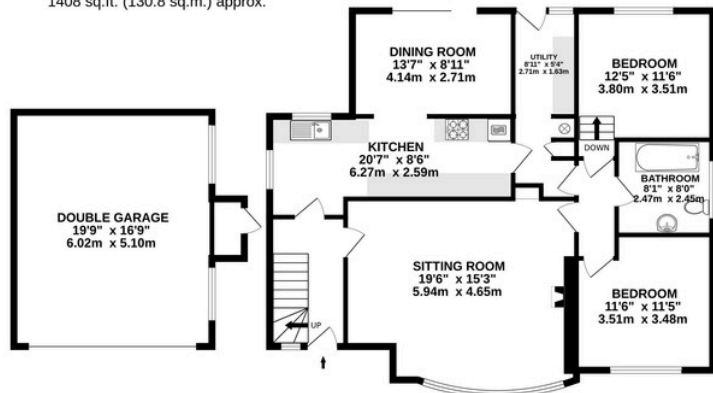
STEP OUTSIDE

A driveway leads up past the side of the property providing parking for several vehicles aligning to the front of the garage. The front garden has a well tended front lawn with accompanying specimen trees to the fore. To the rear of the property is a large garden, with patio area, vegetable patch, greenhouse, two wooden sheds, which all sit adjacent to the spacious lawn area.

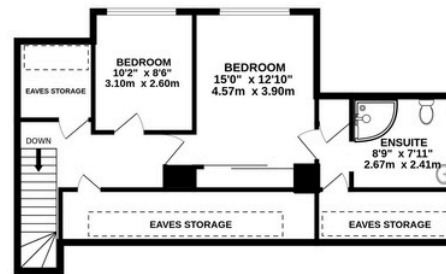
FIXTURES AND FITTINGS

Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

GROUND FLOOR
1408 sq.ft. (130.8 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



LOCATION

The property is just a short walk from the centre of the popular village of Gilwern, which is situated between the historic market town of Abergavenny and the picturesque town of Crickhowell. Local amenities in Gilwern village include shops, newsagent, library, public houses, hairdressers, doctors, primary school, chemist, education centre and places of worship. The Brecon and Monmouthshire canal runs through the village and offers opportunities to cycle or walk the towpath and beyond into the countryside of the Bannau Brycheiniog / Brecon Beacons National Park. The town of Abergavenny being about 3 miles distant offers a wider range of amenities including shops, primary and secondary schools, banks, doctors, dentists, library, schools and local general hospital. Abergavenny has a leisure centre with indoor swimming pool and there is also a cinema and theatre. The area around both Abergavenny and Crickhowell is now well known for its many high quality restaurants.

DIRECTIONS

From Abergavenny head towards Gilwern on the A465. Enter Gilwern and continue straight, turning right by The Beaufort public house, continue and take the right hand turn onto Common Road. Continue down the hill and the entrance for Cherry Lea will be found on the left hand side just before the turning for Brynglas on your right hand side.

ASKING PRICE

Offers in Excess of £375,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

E

SERVICES

We are advised that the property has mains electricity, water and drainage. Oil-fired central heating.

Broadband:

Standard, superfast and ultrafast full fibre broadband available subject to providers terms and conditions.

Please make your own enquiries via:

<https://www.openreach.com/fibre-broadband>

Mobile:

EE, Three, O2 and Vodaphone (Indoors and Outdoors). Please make your own enquiries via:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

Band - F. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

AGENTS NOTES - CONSUMER PROTECTION REGULATIONS

Estate Agents are obliged, under the Consumer Protection Regulations, to provide any prospective buyers with any material information relating to properties that are being marketed. Parrys are committed to providing as much information as possible to enable buyers to make an informed decision with regard to both viewing and offering on a property.



| Energy Efficiency Rating | | Current | Potential |
|---|----------------|---------|-----------|
| Very energy efficient - lower running costs | (92+) A | | |
| (81-91) | B | | |
| (69-80) | C | | 76 |
| (55-68) | D | | |
| (39-54) | E | 45 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

England & Wales EU Directive 2002/91/EC



CHERRY LEA, COMMON ROAD, GILWERN, NP7 0DR

TOTAL FLOOR AREA : 2029 sq.ft. (188.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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