



10 THE SHIRES

GILWERN | ABERGAVENNY | MONMOUTHSHIRE | NP7 0EX

10 THE SHIRES

Spacious, modern family home, tucked away in a quiet and popular residential area in the village of Gilwern. Situated in an enviable location within the Bannau Brycheiniog / Brecon Beacons National Park.

- Spacious family home
- 3 reception rooms
- Tucked away in the heart of a thriving village
- Detached double garage with parking
- EPC Rating - D



STEP INSIDE

Modern family residence boasting generously proportioned accommodation, nestled in the heart of a sought-after residential area. This detached four-bedroom dwelling comprises a spacious sitting room featuring a box bay front window, a gas-effect fire set within a distinctive fireplace, and an archway leading to the dining area with a sliding patio door opening onto the southwest-facing garden. The expansive kitchen is thoughtfully equipped with an array of base and wall cupboards, contrasting worksurfaces, integrated electric oven, gas hob with an extractor hood, and under-counter spaces for additional appliances. A breakfast bar and utility room complement the kitchen, while a convenient study and downstairs W.C. complete the ground floor layout.





FIRST FLOOR

Ascend the staircase from the entrance hall to the first-floor landing, providing access to all bedrooms. The principal bedroom boasts a tastefully appointed modern en suite bathroom. The three additional bedrooms offer ample space, complemented by a modern family bathroom.

STEP OUTSIDE

Situated within an expansive plot, the property is accessed via a paved pedestrian path bordered by a front lawn leading to the entrance porch. A side access gate leads to the southwest-facing rear garden. Tailored for a spacious detached residence, the garden features a low-maintenance design with a level lawn, flower borders, and a paved patio area adjacent to the rear of the house. To the side, a detached double garage and off-road parking enhance the property's appeal.

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 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

highquality restaurants. Abergavenny has a mainline railway station and good road links for commuting and the property is situated within easy reach of the A465 (for the Valleys and Hereford) and (via Abergavenny) for the A40/A449 linking to the M4, M5 and M50 motorways for Cardiff, Bristol and the Midlands.

TENURE

Freehold.

SERVICES

We are advised that the property is connected to mains electricity, gas, water and drainage.

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.

DIRECTIONS

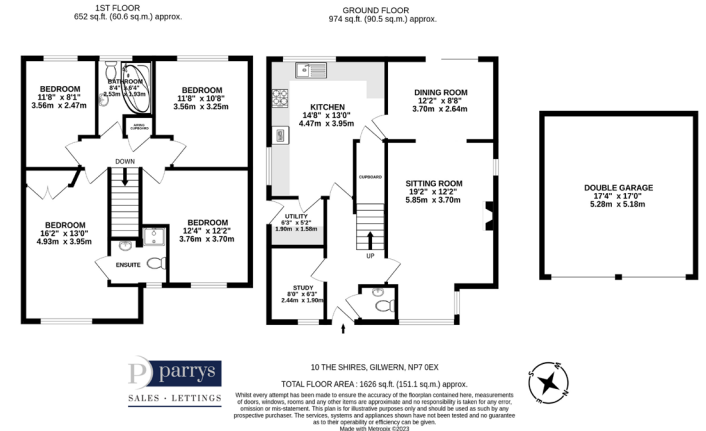
From Abergavenny head towards Gilwern on the A465. Enter Gilwern and continue straight, turning right by The Beaufort public house, then right again by The Corn Exchange public house. Take the next right into Cae Meldon then turn left into The Halfpennys. Continue until the road merges into 'The Shires' following down to the road bends to the left. The property can be found shortly on the left hand side.

ASKING PRICE

Offers in Excess of £450,000

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	61	
(21-38)	F		
(1-20)	G		82
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Scan to view video of the house



Southwest-facing rear garden with flower borders and paved patio area.



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