



Crown Cottage

MAES Y GWARTHA ROAD | GILWERN | ABERGAVENNY | MONMOUTHSHIRE | NP7 0EU

Crown Cottage

Beautifully presented character cottage which has been thoughtfully updated with contemporary fittings to complement the period features. The wow factor is the rear elevation which has been glazed to both maximise light and take advantage of the superb views. Located above the village of Gilwern which is located within the Bannau Brycheiniog / Brecon Beacons National Park.

- Period semi detached cottage dating from circa 1880
- Delightful combination of period features and contemporary design
- Rear elevation has been glazed to maximise light and views
- Extensive terrace with amazing views, lower lawned garden
- Set above popular village with good transport links
- No onward chain

STEP INSIDE

The front of the cottage does not do the interior justice, step into the welcoming entrance hall which provides access to the principal living areas. A useful cloakroom/W.C. is located off the hall, the spacious sitting room has much character with split level wooden floors, log burner and wooden staircase rising to the first floor. Double doors lead through to the heart of the house and the wow feature, an open plan kitchen/ dining room which enjoys panoramic views of the surrounding countryside through a vaulted glazed gable. The kitchen is comprehensively fitted to a high standard and offers a range of base and wall cupboards with space for appliances and a breakfast bar. An exposed stone wall is a reminder that the cottage has much history and is a contrast to the more modern glazed window design. The ground floor is completed by a useful study/television/play room, an ideal place to retreat from the main living areas.





FIRST FLOOR

To the first floor are three bedrooms, all filled with features and character in keeping with the period of the cottage. Aside from the bedrooms, the first floor accommodates the family bathroom which has a roll edged bath with rainfall shower over and vanity wash hand basin. In addition to this is a separate W.C. and a wash hand basin.

STEP OUTSIDE

Located in an elevated position, the cottage is approached via a shared gated pedestrian access. To the rear is a large terrace which is ideal for al-fresco dining and enjoying the spectacular views. Steps lead down to a generous lawned garden. To the lower level is a summer house and green house which are ideal for relaxing and working in the garden. All these areas have an array of plants and shrubs and enjoy views of the beautiful countryside. On street parking is available.

LOCATION

The village of Gilwern lies between Abergavenny and Crickhowell and boasts an enviable location in the Brecon Beacons National Park (Bannau Brycheiniog) and enjoys stunning mountain and countryside scenery, as well as the Brecon to Monmouthshire canal and the River Usk which meander through the village, which also offers a local school, a range of amenities including shops, public houses, and places of worship. The picturesque Powys town of Crickhowell is some 4 miles away offering a range of individual shops and a highly regarded Secondary school, whilst the larger market town of Abergavenny is approximately 5 miles away offering a wider range of amenities.

DIRECTIONS

From Abergavenny follow the A465 Heads of the Valleys Road and after approximately three and a half miles, take the third exit and proceed into Gilwern village turning right at The Beaufort Inn onto the A4077 and then turn left opposite The Corn Exchange onto Church Road. After passing over the canal turn left into Maes Y Gwartha Road and after approximately 0.4 miles and the property will be found on the left-hand side.

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.

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.

ASKING PRICE

Offers in Excess of £285,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

E

SERVICES

We are advised that the property is connected to mains electricity,

water and drainage. Oil fired central heating.

Broadband:

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

Please make your own enquiries via:

[https:// www. openreach.com/fibre-broadband](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

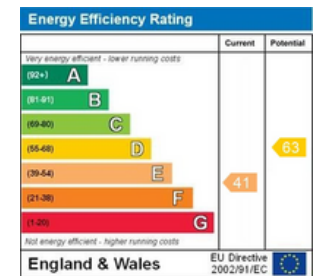
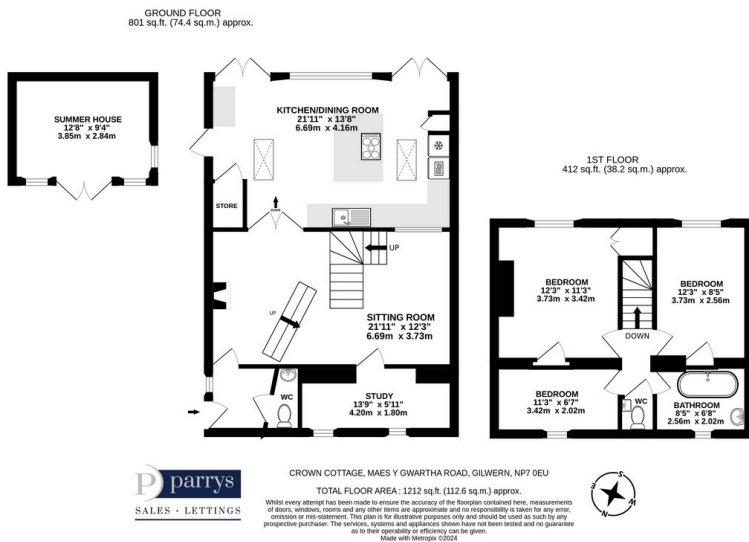
Monmouthshire County Council.

COUNCIL TAX

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

COVENANTS

Title number WA769744 - a copy of which is available from Parrys.





PRINTED ON SUSTAINABLE PAPER
PLEASE RECYCLE AFTER USE



@parrys.com #puttingdownroots #ParrysHappy

21 Nevill Street, Abergavenny NP7 5AA | Tel: 01873 858990 | abergavenny@parrys.com

P parrys
Ahead of the curve