



GLEN LEA

PENYBONT | GOVILON | ABERGAVENNY | MONMOUTHSHIRE | NP7 9RA

Glen Lea

A rare opportunity to purchase a spacious detached family home situated in the popular village of Govilon, offering generous accommodation with three bedrooms and two reception rooms. Set central within its plot, the mature gardens wrap around the house offering stunning views over the surrounding mountains and countryside.

- Spacious detached family home
- Set central in the plot with large mature gardens surrounding
- Single garage and ample driveway parking
- Popular village location with mountain views
- Located in the Brecon Beacons (Bannau Brycheiniog) National Park

STEP INSIDE

A part glazed front door opens into the entrance hall with doors leading off to the downstairs rooms which comprise; a large sitting room with fireplace and bay window which is open plan to the dining room. Another reception room at the front of the property which also has a bay window and is currently being used as a snug. The kitchen is located at the rear of the property with a wall of windows which lets light flood into the room and has pretty views over the garden, with a door leading out to the patio area. A separate utility room with downstairs cloakroom can be found off from the kitchen and also has a door leading out to the driveway. To the first floor are three bedrooms, the two front bedrooms have bay windows with views over the surrounding countryside and the principle bedroom has an ensuite and fitted wardrobes. A third bedroom is currently being used as an office/dressing room with fitted wardrobes and completing the accommodation is a modern family bathroom.





STEP OUTSIDE

The large garden wraps around the property and has views over the surrounding mountains. There are lawned areas to the front and side of the property and mature flower beds and shrubs. A patio area at the front and rear offers different options for seating area with the rear one accessed via the kitchen. A pergola wrapped in Jasmine and Grapevine covers this seating area with a vegetable patch next to it. A pathway leads up to a raised lawned area which provides beautiful views over the property, gardens and mountains behind. A single garage/workshop and stone shed are to the side of the property with a driveway offering ample parking.

LOCATION

Glen-Lea sits in a secluded spot beyond Penybont cul-de-sac accessed via a short lane, just a short walk from the Monmouthshire & Brecon Canal as well as a national cycle route and local footpaths. The village of Govilon is approximately 3 miles from Abergavenny which has an excellent range of local amenities including primary and secondary schools, doctors and dental surgeries, an extensive choice of independent shops, high street retailers and several supermarkets. Abergavenny is known as the Gateway to Wales and holds numerous annual events including the acclaimed Food Festival. Outdoor pursuits include hill walking, cycling, fishing and riding, whilst the nearby Brecon Beacons are widely renowned for their beautiful landscapes and stunning scenery. The pretty town of Crickhowell is around 5 miles to the west, offering a variety of shops, public houses and restaurants. There are excellent road and rail links with the A40/A449 and A4042, linking to the M4/M5 and M50 motorway networks within a mile of the property. Abergavenny has a main line railway station.

DIRECTIONS

Take the B4246 from Abergavenny through the village of Llanfoist into the village of Govilon. As you enter the village proceed through the traffic calming entry point and continue to the second turning left into Station Road. Proceed to the turning left for Pen Y Bont and to the end of this road. The driveway to the property can be found in front of you and the property is located at the end of this road.

ASKING PRICE

Guide Price £525,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

D

SERVICES

We understand that there is mains electricity, gas and water connected to the property. Drainage is via cesspool.

Broadband:

Standard, superfast and ultrafast full fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach

Mobile:

EE, Three, O2 and Vodaphone limited indoors and likely outdoors. Please make your own enquiries via Ofcom.

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.

TITLE

The house is registered under Title Number WA375601 – a copy of which is available from Parrys.

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.

AGENTS NOTES

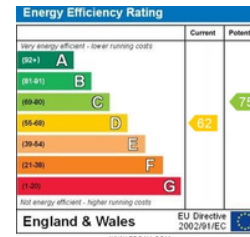
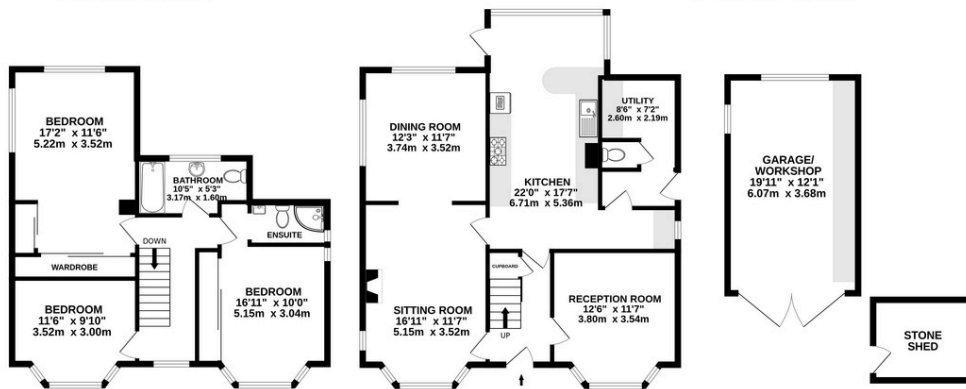
- Conservatory built approx April 2005.
- January 2024 glass roof of Conservatory replaced by a Cosyroof insulated tiled roof
- Neighbour gives access to allow Cess pool/pit to be emptied

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.

1ST FLOOR
642 sq.ft. (59.7 sq.m.) approx.

GROUND FLOOR
1173 sq.ft. (109.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1815 sq.ft. (168.7 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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