



# ASHTREE HOUSE

SALEYARD | GILWERN | ABERGAVENNY | MONMOUTHSHIRE | NP7 0HD

# Ashtree House

An executive style four bedroom detached property which is well presented and is located in the popular village of Gilwern. Built circa 20 years ago it benefits from having spacious rooms and generous sized accommodation. Situated in a generous and private plot which is surrounded by mature trees. All within easy access of transport links.

- Beautifully presented 4 bedroom detached house
- Three reception rooms
- Kitchen with a separate utility room
- Low maintenance garden to the rear
- Private gardens to the front
- Driveway providing ample parking
- Within easy access to transport links

## STEP INSIDE

Enter through a part glazed door into a welcoming entrance hall with stairs to the first floor and doors off to the principal downstairs rooms which briefly comprise; a sitting room with woodburner and rustic Oak fireplace surround which is open plan through to the dining room with double doors out to the rear garden. The kitchen is at the back of the property with a useful separate utility room and then leading back toward the front door a downstairs cloakroom and extra reception room which is currently being used as a study but could also be a downstairs bedroom. To the first floor are four bedrooms, all of which have built in storage and the principle bedroom also has an ensuite with shower. The accommodation is completed by a family bathroom with roll top bath and separate shower cubicle.



## STEP OUTSIDE

The rear patio garden can be accessed via double doors in the dining room or from the utility and has a side gate through to the front garden. The front garden is partitioned off from the driveway by hedging and shrubbery and is gravelled with an array of pots and an area ideal for outside eating. The driveway is accessed via a gate and has parking for multiple vehicles.

## 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.

## LOCATION

The property is located approximately 1 mile from the village of Gilwern. The village enjoys an outstanding position in the Brecon Beacons National Park yet is situated just 4 miles from the historic market town of Abergavenny. Local facilities in the village include a bustling high street with individual shops including a butchers and a post office, several public houses, a village hall, petrol garage, church, a highly regarded primary school and, of course, the canal wharf on the Monmouthshire and Brecon Canal. The area is well known for outdoor and leisure pursuits including hill walking, cycling, and hang gliding. For more comprehensive shopping and leisure facilities, Abergavenny is easily accessible and boasts high street shops and local boutiques as well as many restaurants and cafes. The area is well-served with schools for all ages. Abergavenny railway station provides services to central London via Newport as well as Cardiff and Manchester. Road links within the area are considered excellent with the A465 Heads of the Valleys road providing access to the A470 for Cardiff, A4042/A449 for Newport and the M50 and M4 motorways.

## ASKING PRICE

£525,000

## TENURE

Freehold.

## ENERGY PERFORMANCE RATING

C

## SERVICES

We understand that there is mains electricity, water and drainage to the property. We are informed that the property is connect to an oil fired central heating system.

Broadband:

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

Mobile:

02 likely indoors. EE, Three, 02 and Vodaphone 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

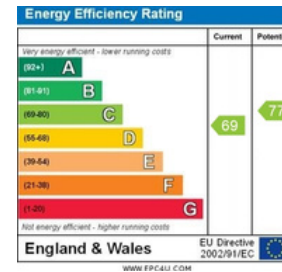
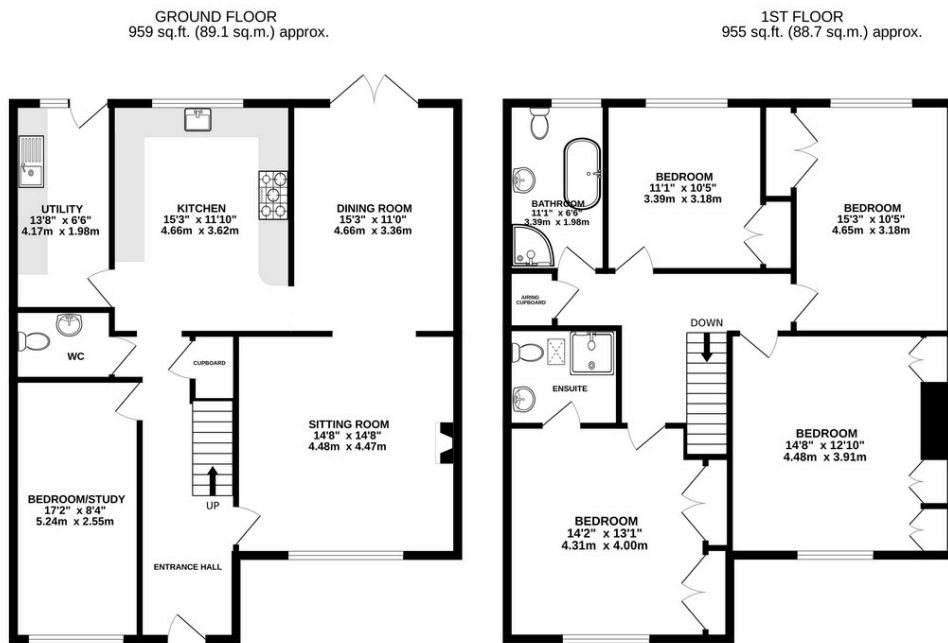
The house is registered under Title Number WA642213 - a copy of which is available from Parrys.

## 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.

## DIRECTIONS

From Abergavenny take the A465 Heads of the Valleys road towards Merthyr Tydfil. Proceed past the first roundabout into Gilwern and continue on the A465 until you approach the turning left signposted Clydach North and Llanelli Hill, take a left turn on the next immediate junction, follow the round around to the left and take a left turn again at the next junction proceed up the hill shortly until you see a turning to your right, take this turning and then turn immediately right again. Proceed down the lane and property can be found on your left hand side.



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ASHTREE HOUSE, SALE YARD, GILWERN, NP7 0HD

TOTAL FLOOR AREA: 1914 sq.ft. (177.8 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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