



49 WERN GIFFORD

PANDY | ABERGAVENNY | MONMOUTHSHIRE | NP7 8RT



# 49 Wern Gifford

Nestled in a corner plot is this deceptively spacious and well presented three bedroom semi-detached house. Situated in the popular residential development of Wern Gifford which is on the fringe of the Brecon Beacons (Bannau Brycheiniog) National Park. Located approximately 6 miles from the historic town of Abergavenny the property benefits from wonderful countryside views.

- Well presented three bedroom property
- Single garage and ample driveway parking
- Corner plot with front and rear gardens
- 6 miles from the historic town of Abergavenny
- Wonderful countryside views

## STEP INSIDE

Entering through a light and airy porch into the entrance hall with doors off to all the principle rooms and stairs to the first floor. The accommodation briefly comprises; a kitchen/sitting room which spans the whole back of the property with French doors opening out onto the rear garden. A useful separate utility room with door through to the single garage, and a reception room which is being used as a study by the current owners. To the first floor are three bedrooms, two of which have built in wardrobes, a family bathroom and a separate WC.







## STEP OUTSIDE

The front of the property offers ample driveway parking and access to the integrated single garage. A front garden is of a generous size and is laid to lawn and surrounded by mature shrubs and plants gives access via a side gate to the low maintenance rear garden. The rear garden is private has an open outlook onto mature trees, it is mainly low maintenance but has a raised vegetable patch and wooden storage shed.

Ground Floor  
65.2 sq.m. (702 sq.ft.) approx.

1st Floor  
49.8 sq.m. (536 sq.ft.) approx.



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TOTAL FLOOR AREA: 115.0 sq.m. (1238 sq.ft.) 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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## LOCATION

The property is located within walking distance of the local primary school and within a short distance of the A465 linking to other major road networks. The town of Abergavenny, approximately 6 miles away, offers a wide range of amenities including shops, banks, doctors, dentists, library, schools and local general hospital. The town has a leisure centre with indoor swimming pool and a recently opened cinema and Abergavenny, and the surrounding area is now well known for its many high-quality restaurants. Abergavenny has good road and rail links for commuting and the property is situated within easy reach of road links (A40/A449) to the M4, M5 and M50 motorways for Cardiff, Bristol and Birmingham and the A465 for Merthyr, Brecon and Hereford.

## DIRECTIONS

From Abergavenny take the A465 road toward Hereford and continue along this road for approximately 6 miles. Pass through the village of Llanvhiangel Crucorney and take the right hand turning sign posted Wern Gifford on your right hand side. This is before entering the village of Pandy. Upon entering the development continue straight and take the third turning on your left hand side up a slight hill and number 49 Wern Gifford can be found in a corner plot on your right hand side.

## ASKING PRICE

Offers in Excess of £300,000

## TENURE

Freehold.

## ENERGY PERFORMANCE RATING

D

## SERVICES

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

Broadband:

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

Mobile:

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

## 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.

## TITLE

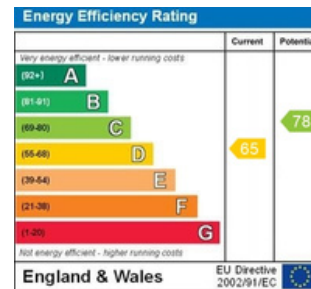
The house is registered under Title Number WA440980 – a copy of which is available from Parrys.

## 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 - 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.



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