



7 Hillview

GILWERN | ABERGAVENNY | MONMOUTHSHIRE | NP7 0BG

7 Hillview

A well presented bungalow with a well thought out layout located on a no through-road on the outskirts of Gilwern village. Situated within walking distance of the local school and is within easy access of transport links. The village of Gilwern lies within the Brecon Beacons (Bannau Brycheiniog) National Park and offers both challenging walks in the surrounding countryside and mountains or more leisurely strolls along the Brecon and Monmouth Canal.

- Three bedroom bungalow
- Large open plane Kitchen/Dining/Sitting room
- Three bedrooms, one with ensuite
- Located on a quiet cul-de-sac
- No onward chain

STEP INSIDE

On entering through a part glazed front door you are greeted by an entrance hall which leads off to all of the principal rooms. The accommodation briefly comprises; a kitchen with modern cabinets which is open plan to a large dining/sitting room with feature fireplace and French doors opening into a bright and inviting conservatory. Three bedrooms are grouped together on the other side of the property, one of which has an ensuite with bath. The accommodation is completed by a family bathroom with shower cubicle.





STEP OUTSIDE

The property benefits from a private rear garden which is enclosed by a stone wall and mature trees and a front garden which takes in views over the surround countryside. A driveway with separate parking space can be found at the front of the property.

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

7 Hillview is located on a quiet cul de sac on the edge of the village of Gilwern with the benefit of being in close proximity to many amenities. The village 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, dentist, chemist, education centre and places of worship. The Brecon and Monmouthshire canal runs through the village and offers many walks and cycle routes along the canal side and in the countryside and mountains 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.

ASKING PRICE

£325,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

C

SERVICES

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

Broadband:

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

Mobile:

02 and Vodaphone likely indoors. EE, Three, 02 and Vodaphone likely outdoors. Please make your own enquiries via Ofcom.

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

Band - E. 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 WA392872 - a copy of which is available from Parrys.

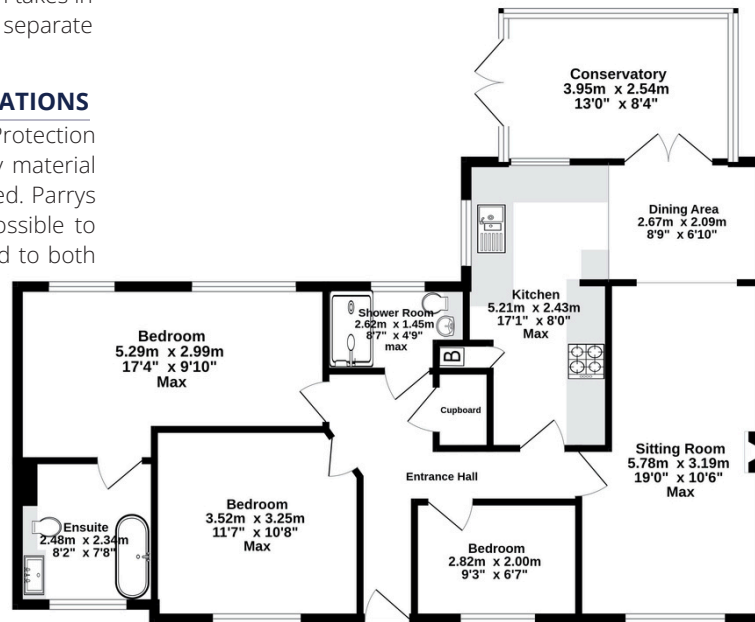
FIXTURES AND FITTINGS

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 head towards Gilwern on the A465. Enter Gilwern and continue straight, turning right by The Beaufort public house, continue and take the right hand turn onto Common Road. Continue down the hill to the end of the road and take the turning right onto Cae Meldon Road. Take the next left into the lower part of Lower Common Road and then take the next right into Elm Grove. Continue to the end of this road and turn left onto Hill View. The property can be found on your right hand side.

Ground Floor
93.0 sq.m. (1001 sq.ft.) approx.



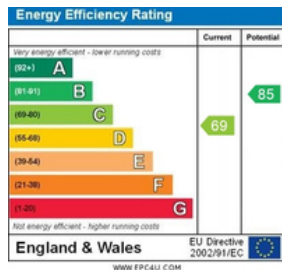
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TOTAL FLOOR AREA : 93.0 sq.m. (1001 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made for their operability or efficiency save the goods.
Made with Metropac G2024



Scan to view video of the house



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