



# 2 HOPE COTTAGES

CHURCH LANE | GOVILON | ABERGAVENNY | MONMOUTHSHIRE | NP7 9RP



# 2 Hope Cottages

A spacious two bedroom terraced cottage located on the edge of the popular village of Govilon, within the Brecon Beacons (Bannau Brycheiniog) National Park. With a large rear south facing garden offering an abundance of space which enjoys countryside views, this property is being offered with no onward chain.

- Two bedroom terraced cottage
- Spacious sitting room
- Large south facing garden with countryside views
- Located in the popular village of Govilon
- No onward chain



## STEP INSIDE

The accommodation briefly comprises: Entrance porch which leads through to a spacious sitting room with feature fireplace, understairs cupboard and stairs to the first floor. The kitchen/dining room has French doors opening out onto the rear garden. To the first floor are two bedrooms, one with a double built in cupboard and the other with views over the surrounding countryside. A family bathroom completes the accommodation.







### STEP OUTSIDE

The spacious garden is south facing. It is generous in size and offers and abundance of space which is mainly laid to lawn and offers bordered area for planting shrubs. There is a patio area adjoining the house which enjoys the surrounding views.

### AGENTS NOTES

We have been advised that there is a pedestrian access path to the rear of the property via 3 Hope Cottages side gate and path.

### DIRECTIONS

From Abergavenny at the roundabout opposite Waitrose, take the first exit and continue over the roundabout towards Llanfoist. Continue on the B4246 for approximately 1.2 miles. Upon entering the village of Govilon, carry on until you reach the community hall on your right and take the turning just after on the left hand side to Church lane. Proceed up this hill and the property can be found on your left hand side. If you reach the church on your right hand side then you have gone too far.

### 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

Govilon is located within the Brecon Beacons National Park and has the benefit of a village shop and two public houses. The Brecon and Monmouth canal runs through the village in addition to cycle paths and footpaths. The village lies at the foot of the Bloreng Mountain and offers opportunities to enjoy outdoor pursuits including canalside walks, cycling and horse riding in the surrounding countryside. A wider range of amenities including banks, doctors, dentists, library, shops, supermarkets, general hospital, leisure centre, theatre and cinema are available in Abergavenny which is some 2 miles away. Abergavenny has a mainline railway station and a bus station serving local and national routes and the road network (A465 and A40) offers access to Cardiff, Merthyr, Hereford and the motorway network (M4, M5 and M50) via the A40/A449 to Bristol, London and the Midlands.

### ASKING PRICE

Guide Price £229,950

### TENURE

Freehold.

### ENERGY PERFORMANCE RATING

E

### SERVICES

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

Broadband:

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

Mobile:

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

### LOCAL AUTHORITY

Monmouthshire County Council.

### COUNCIL TAX

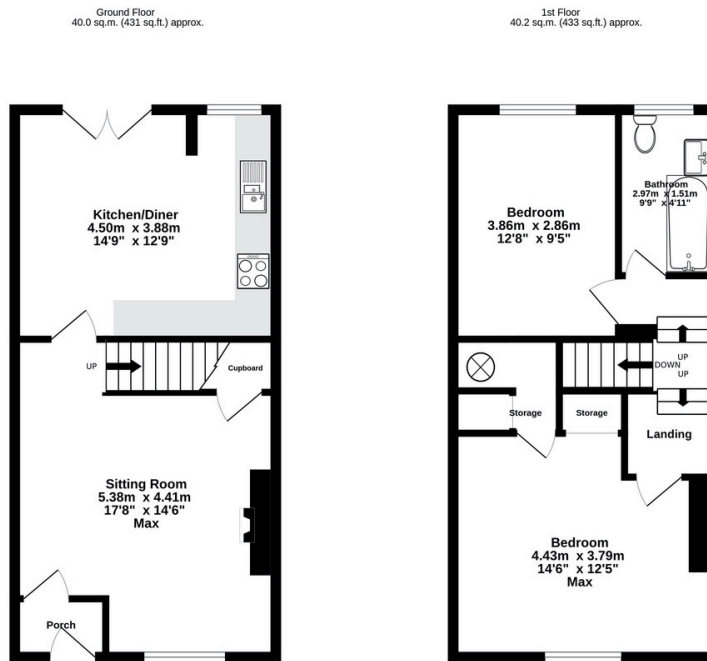
Band - D. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

### TITLE

The house is registered under Title Number WA350113 - a copy of which is available from Parrys.

### FIXTURES AND FITTINGS

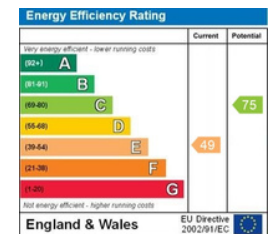
Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.



TOTAL FLOOR AREA: 80.2 sq.m. (864 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items 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 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.  
Made with Metagon 02/24



Scan to view video of the house







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