



35 MALFORD GROVE

GILWERN | ABERGAVENNY | MONMOUTHSHIRE | NP7 0RN

35 Malford Grove

A deceptively spacious detached three bedroom house set within a corner plot in a quiet cul de sac in a popular residential area in Gilwern. The property offers beautiful views with an open outlook and to the side of the property is the Monmouthshire/ Brecon Canal. Having been updated by the present owners to provide a modern and contemporary kitchen and bathroom the property is being offered with no onward chain.

- Three bedroom detached house situated in a spacious corner plot
- Updated to provide a modern kitchen and bathroom
- Garage and driveway parking
- Beautiful views towards the surrounding mountains and open outlook
- Situated in a popular area within the Brecon Beacons (Bannau Brycheiniog) National Park
- Quiet cul de sac location
- Being offered with no onward chain

STEP INSIDE

A welcoming entrance porch greets you with stairs raising to the first floor and two useful storage cupboards alongside a downstairs cloakroom and a door leading to the integral garage. The contemporary kitchen has a range of base and wall cupboards and overlooks the pretty front garden. The spacious sitting room has sliding doors that lead through to the bright conservatory where the surrounding garden can be admired. To the first floor are three bedrooms, the third of which is being used as a study by the current owners. The accommodation is completed by a modern bathroom with shower over bath.





STEP OUTSIDE

The property is set within a corner plot with an open outlook overlooking the canal. To the front is a lawned garden with mature trees and hedging with a driveway providing ample off-road parking and access to the single garage. A gate offers side access to the rear garden which is mainly laid to lawn with mature trees and shrubs, a private patio area is located directly at the rear of the house and is accessed from the conservatory. A raised garden to the side which is accessed up some steps, is rented from the Canal and Rivers Trust.

AGENTS NOTES

The property rents of strip of land, from Canal and Rivers Trust, within garden fence area canal side. Annual cost paid on 3rd October 2024 £192.01 plus VAT.

DIRECTIONS

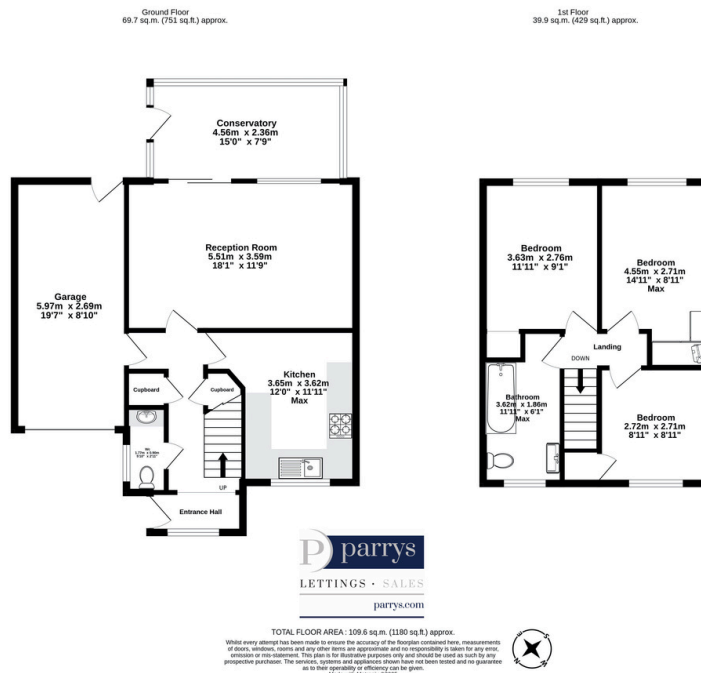
From Abergavenny take the A465 Heads of the Valleys road towards Merthyr Tydfil. At the first roundabout take the third exit towards Gilwern and continue along this road into the village. Proceed over the pedestrian crossing and take the right hand turning by the Beaufort public house towards Crickhowell. Keep left and continue along this road passing the petrol station/convenience store on the left hand side. Turn left opposite the Corn Exchange into Church Road, proceed for approximately 100m then turn right into Malford Grove, continue to follow Malford Grove and continue along this road towards the end of the development. Bear left into a small cul de sac and the property can be found in front of you towards the right hand side.

LOCATION

The property is situated in an established area on the edge of the popular village of Gilwern. The village offers a range of local amenities including convenience stores, hairdressers, public houses and a well-regarded primary school. The area is renowned for its spectacular countryside offering a range of outdoor activities and the nearby Monmouthshire & Brecon canal provides access to delightful walks along the towpath and narrow boats can be hired to enjoy the countryside at a gentler pace. Gilwern is approximately 4 miles to both Abergavenny and Crickhowell where a wider range of services can be found including high schools, supermarkets and leisure facilities. Gilwern is just off the A465 Heads of the Valley Road and near to the A40 which in turn links to the M4/M5 and M50 motorway networks. A mainline railway station can be found in the historic market town of Abergavenny.

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.



ASKING PRICE

£385,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

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SERVICES

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

Broadband: Standard, superfast and ultrafast 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

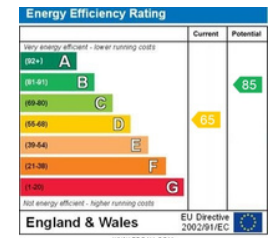
Band - E. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

TITLE

The house is registered under Title Number WA364246 – 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.





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21 Nevill Street, Abergavenny NP7 5AA | Tel: 01873 858990 | abergavenny@parrys.com

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