



Christie Residential

YOUR HOME, HANDLED WITH CARE

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**Mametz Grove, Gilwern,
Abergavenny**
£425,000

- ♥ Four Bedroom Detached Home
- ♥ Living Room & 30' Kitchen/Family Room
- ♥ Driveway Parking & Garage
- ♥ No Onward Chain





About this property

A modern four-bedroom detached home, occupying a desirable position within Mametz Grove in the sought-after village of Gilwern, with far-reaching views across the Usk Valley towards the Sugarloaf and Black Mountains. Offering generous and versatile accommodation, the property is well suited to modern family life. Its attractive double-fronted design creates a welcoming approach, whilst inside, the accommodation is well proportioned and has been newly redecorated throughout. The ground floor comprises a welcoming entrance hall, leading to a spacious living room and an excellent kitchen/dining room. The kitchen and dining space provides a natural hub for the home, with plenty of room for everyday family life as well as entertaining, while a separate utility room, cloakroom and useful home office add practicality. To the first floor are four well-proportioned bedrooms, including a principal bedroom with modern en-suite shower room, together with a family bathroom and landing. The elevated position means the property enjoys impressive views across the surrounding landscape, with the principal bedroom and additional bedrooms benefiting from this attractive outlook. Outside, the south-facing rear garden is currently a genuine blank canvas, offering the opportunity for the new owners to create an outdoor space that suits their needs, whether for family life, gardening or entertaining. To the front, a driveway provides off-road parking and leads to a 20ft detached single garage. Offered with no onward chain.

About the location

Gilwern is a beautiful and tranquil village in South East Wales with views of the Brecon Beacons and The Sugar Loaf mountains with walks or boating on the Monmouthshire and Brecon Canal. Whilst maintaining the benefits of a small village community, Gilwern is well served with amenities boasting a number of small shops, a post office, village hall, library, garage, two pubs and several places of worship. Whilst offering an exceptionally rural aspect, Gilwern still benefits from easy access to the popular and bustling market town of Abergavenny which along with its railway station is 4 miles away. Drivers can easily access the Heads of the Valleys Road within minutes and the M4 corridor is 30 minutes away. Gilwern is further serviced by the X4 (Abergavenny / Cardiff) and No. 3 (Abergavenny / Brynmawr) bus routes. For further information on school catchment areas and community provisions go to www.monmouthshire.gov.uk or call 01633 644488.

Directions

From Abergavenny take the A465 westbound towards Merthyr Tydfil. After approximately 2 miles take the third exit at the large roundabout onto the (A4077) Abergavenny Road, signposted to Gilwern and continue for approximately 400 metres before turning right. Follow the road down the hill and Mametz Grove is the second turning on your left. The What3Words reference is ///laughs.candy.mallets.

USEFUL information

COUNCIL TAX: Band F. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach/Voneus) with an estimated maximum speed of 1800 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

Consumer Protection from Unfair Trading Regulations 2008.

Please be aware that neither **Christie Residential** nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, **Christie Residential** have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via **Christie Residential**, as owners' agents.



TOTAL AREA: APPROX. 163.5 SQ. METRES (1760.4 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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