



THE SYCAMORES

OLD TRAP ROAD | GILWERN | ABERGAVENNY | MONMOUTHSHIRE | NP7 0HW

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Ahead of the curve

WELCOME TO THE SYCAMORES

Built by the present owner in the 1970s to an individual design, this spacious home has been designed with the living accommodation on the first floor to maximise the elevated position with panoramic views to the front. The house has been a much loved home and now offers the opportunity for a new family to create their own home taking advantage of the flexible layout, well proportioned rooms and light which floods through the picture windows and glazed doors.

KEY FEATURES

- Elevated position above the village of Gilwern with far reaching views
- Individually designed and built in the 1970s, scope for upgrading
- Living accommodation on the first floor, balcony with superb views
- Spacious and flexible accommodation with bedrooms on both floors
- Located within the Brecon Beacons / Bannau Brycheiniog National Park
- Pretty, mature terraced gardens to the side and rear
- Double garage and driveway with parking



THE PROPERTY

Steps rise to the front door into the central hallway. The first floor provides bright and generous living accommodation, including an L shaped open plan sitting / dining room with a balcony, a kitchen and a separate utility and WC to the rear. There are two bedrooms located on this floor, both with built in wardrobes, while the front bedroom enjoys it's own balcony to take full advantage of the breathtaking views. A shower room completes the first floor.









A wooden staircase with wrought iron balustrade, typical of the period of the property, descends to the ground floor where a spacious and private bedroom is located, a light and airy room with glass sliding doors to one side and a high level window to another. A connecting shower room links this bedroom with the garage, offering flexibility and convenience.



OUTSIDE

The property enjoys an enviable position with beautifully maintained gardens and far reaching views across the surrounding countryside. A private driveway leads up to the property, providing parking for several vehicles and access to the double garage. Steps on either side of the property rise to a path which continues around to the rear. Further steps lead up to the lawned garden bordered by an array of mature plants and shrubs creating a wonderful sense of privacy. With its elevated outlook, peaceful setting, and attractive gardens, the outside space complements the home perfectly and enhances its overall appeal.

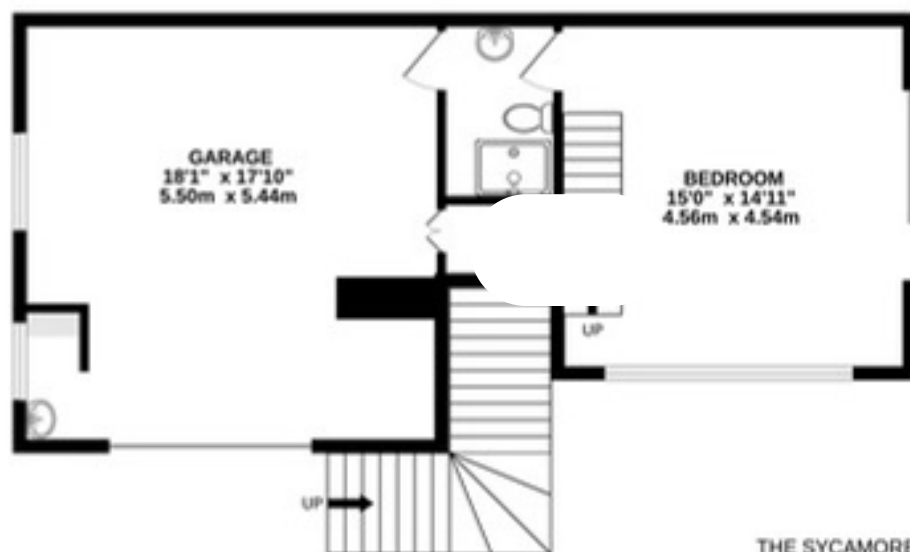




1ST FLOOR 972 sq.ft. (90.3 sq.m.) approx.



GROUND FLOOR 591 sq.ft. (54.9 sq.m.) approx.



THE SYCAMORES, OLD TRAP ROAD, GILWERN, NP7 0HW

TOTAL FLOOR AREA : 1563 sq.ft. (145.2 sq.m.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-101	A		
81-94	B		
69-80	C		
55-68	D		
48-54	E	59	74
35-47	F		
2-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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LOCAL AREA

The house is situated within Brecon Beacons/ Bannau Brycheiniog National Park in the village of Gilwern. The village offers a range of local amenities including convenience stores, hairdressers, public houses, a doctor's surgery and a well-regarded primary school. The area is renowned for its spectacular countryside with a range of activities including walking, horse riding and paragliding available. The nearby Monmouthshire & Brecon canal offers 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.

DIRECTIONS

From Abergavenny take the Heads of the valley road sign posted 'Merthyr Tydfil. Upon the Gilwern roundabout, take the second exit. Continue along this road through the village of Gilwern, once you reach the end of the village, take the left hand turning left into Station Road. Continue on this road for approximately 0.5 miles where the road continues onto Old Trap Road, the property is located a short distance along here on the left hand side.

What 3 Words: [///admire.send.stance](#)



INFORMATION

Asking Price: Offers in Excess of £425,000

Local Authority: Monmouthshire County Council.

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

EPC Rating: E. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Services: We are advised that the property is connected to mains electricity, gas, water and drainage.

Broadband: Full fibre is available to order subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE is good outdoors and in home. Vodafone is good outdoor and variable indoors. Three and 02 are good outdoors. Please make your own enquiries via Ofcom.

Title: The house is registered under Title Number CYM655129 – a copy of which is available from Parrys.

Agent's Notes: The Sycamores has a right of way over the bottom of the shared driveway. An annual maintenance payment of £425 is made towards the upkeep of the cattle grid.

Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.



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