



Christie Residential

YOUR HOME, HANDLED WITH CARE

Crickhowell Road, Gilwern,
Abergavenny

£525,000

Tel: 01873 852221

Web: christieresidential.co.uk

Email: hello@christieresidential.co.uk



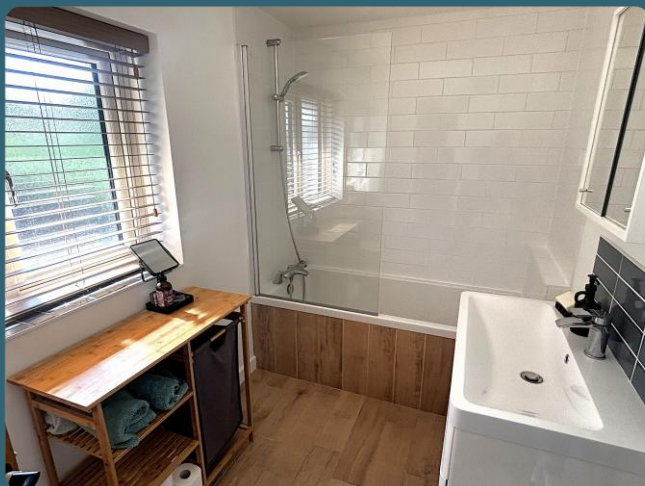


About this property

A superbly presented four-bedroom detached home, located in the sought-after village of Gilwern, near to Abergavenny, in the Bannau Brycheiniog National Park. Refurbished from top to bottom to an exceptionally high standard, the property combines character, quality and comfort, with a new roof, electrics, heating system and windows forming part of the comprehensive renovation. The welcoming entrance hall leads through to an 18' lounge, where a wood-burning stove provides a natural focal point. Original parquet flooring extends through both the entrance hall and lounge, adding warmth and character. From here, the accommodation flows into an impressive 24' kitchen/diner, an ideal space for entertaining, with a further sitting room opening directly from the dining area. A well-appointed utility room provides useful additional space and direct access to the 17' integral garage, which is fitted with an electric door. Upstairs, the 15' principal bedroom benefits from a stylish en-suite shower room, with three further double bedrooms serviced by a smartly presented family bathroom. The property is approached via a gravelled driveway, set well back from the road and providing parking for several vehicles, together with an EV charging point. To the rear, the south-facing garden has been fully landscaped, with mature trees providing a leafy backdrop, shade and a good degree of privacy. An extensive paved patio leads via a couple of steps to a broad expanse of lawn, with a raised bed to the rear and a timber storage shed. Finished throughout with considerable attention to detail and ready to move straight into, this impressive home is 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.







TOTAL AREA: APPROX. 150.5 SQ. METRES (1619.7 SQ. FEET)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Abergavenny take the A465 westbound towards Merthyr Tydfil. After approximately 2 miles take the third exit at the roundabout onto the (A4077) Abergavenny Road, signposted to Gilwern and continue for approximately 0.9 miles into the village then turn right immediately after the Beaufort Arms and follow (A4077) Crickhowell Road across the bridge and the property can be found on the left hand side after the right turn into Bank Crescent. The What3words reference is ///megawatt.shocking.twinge.

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) 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.