



Christie Residential

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221

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Arosfa,
Grosmont
£525,000

- ♥ Detached Bungalow
- ♥ Three Double Bedrooms
- ♥ Offered In Excellent Order Throughout
- ♥ 16' Lounge With Wood Burning Stove





About this property

A generously proportioned three bedroom detached bungalow located in the heart of the thriving village community of Grosmont, midway between Abergavenny and Monmouth. Beautifully presented throughout, the property affords accommodation comprising a welcoming entrance hall which leads to the 16' lounge with Stomax open fire. Bi-fold doors separate the lounge from the modern kitchen / dining room which benefits from extensive units, wooden worktops, integrated appliances and further bi-fold doors out to the garden. The impressive master bedroom includes fitted wardrobes and a superb, fully tiled four-piece bathroom including a walk-in shower. There are two further double bedrooms serviced by a wet room, and the accommodation is completed by a utility room off the kitchen which provides direct access to the integral single garage. The property is set back behind an attractive lawned front garden with driveway to the side providing parking for two cars. To the rear is a pretty, and mature garden with deck and patio to the fore surrounded by well stocked beds and borders, lawn and steps up to a further secluded seating area providing a superb vantage point to enjoy the views up to Graig Hill. Beyond the quality of the accommodation on offer, a key appeal of the property, is the forward thinking approach taken to its energy efficiency. It has been fitted with a ground source heat pump in combination with a MVHR system (Mechanical Ventilation & Heat Recovery), along with underfloor heating throughout. In an area where the more expensive and inefficient options of LPG and Oil are standard, this goes a long way to future proofing the property and substantially minimising costs. This is an exceptional home in a hugely sought after village location that is offered with no onward chain.

About the location

Grosmont is vibrant village community situated on a short distance from the River Monow, the Wales/England border. Once an important medieval township and centre for trade, Grosmont has a traditional village centre protected as a conservation area. It has a 13th century castle within the village as well as the Church of St Nicholas from the same period. In the modern day it is a thriving village with amenities including the Angel Inn, Post Office and village shop. The location between the Wye Valley and Brecon Beacons National Park make it a destination for visitors looking to enjoy the stunning scenery, and opportunities for walking and cycling. The village is located 12 miles from both Abergavenny and Monmouth, while Hereford is 14 miles away. This makes it a convenient position to access rail and road networks and a wide range of amenities.

Directions

Heading north on the A465 from Abergavenny towards Hereford, continue for 8.3 miles into the village of Llangua. As the road bears left, take the sharp right turn (at the traffic lights sign) and continue for a little over a mile. Turn left at the signs for Grosmont and the Castle, continuing down the hill to the T junction. Turn right and continue into the village for 0.1 miles and the property can be found up a driveway to the left, immediately after the right turn into Wellfield.

USEFUL information

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

SERVICES: We understand that mains, electricity, water & sewerage are connected to the property. Central heating is provided with a ground source heat pump. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 80 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.

GROUND FLOOR

APPROX. 120.4 SQ. METRES (1295.6 SQ. FEET)



TOTAL AREA: APPROX. 120.4 SQ. METRES (1295.6 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	47 E	
21-38	F		
1-20	G		



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