



Basildene Close  
Gilwern, Abergavenny NP7 0AW

Estate Agents

Taylor & Co

Abergavenny

Asking Price  
£249,950

# Basildene Close

## Gilwern, Abergavenny, Monmouthshire NP7 7LB

A traditional semi detached bungalow requiring complete refurbishment and updating | Within walking distance of the village high street  
Brecon Beacons National Park setting with Abergavenny just 4 miles away | Lovely views from the rear across the beautiful Vale of Usk towards the Sugar Loaf  
Brecon & Monmouthshire Canal close by | Traditionally arranged accommodation | Living Room | Kitchen | Three Bedrooms  
Shower Room | Porch & Hallway | Easily manageable gardens to both front and rear  
Driveway and single garage | NO ONWARD CHAIN

**Situated in an established residential cul de sac and taking full advantage of the beautiful hillside views from the rear, this attractive semi-detached bungalow is literally a stone's throw from the village high street and just a short drive onto the A465 link road. The property will require complete refurbishment and updating and is offered for sale with no onward chain. The property is entered via a small porch to the front with hallway beyond that gives access to all of the remaining accommodation that includes a spacious living room with French doors taking in the view, a kitchen, modern shower room and three bedrooms. Outside is a concrete driveway providing off road parking and an attached single garage with two integral storage cupboards. Along the rear is a broad paved patio taking full advantage of the delightful view across the Vale of Usk towards Sugar Loaf Mountain.**

**SITUATION** | Gilwern is a thriving community enjoying a superb location with majestic views of the Sugar Loaf and further north, towards the Black Mountains of the National Park, yet is situated only four miles from the

historic market town of Abergavenny and closer still to nearby Crickhowell.

Local facilities in the bustling village include a butcher and a post office, several public houses, a thriving village hall, petrol station, a church, highly regarded primary school, library, and of course, the canal wharf on the Monmouthshire & Brecon Canal. The area is also well known for outdoor and leisure pursuits including hill walking, cycling, and hang gliding.

For more comprehensive shopping and leisure facilities, Abergavenny is also easily accessible by car and boasts many high street shops and local boutiques as well as many restaurants and cafes. The wider area is also well served for schools for all ages. Abergavenny railway station provides services to central London via Newport as well as Cardiff, Newport, and Manchester. Road links via the A465 and motorway network provide access to Cwmbran, Newport, Cardiff and West Wales as well as Bristol, London and the Midlands.

### ACCOMMODATION

**The accommodation is planned over one floor as shown in brief below.**

#### **COMPRISING:**

Entrance Porch  
Hallway with built in cupboard  
Living Room with French doors and gas fire (not working)  
Kitchen with range of units and small pantry  
Bedroom One  
Bedroom Two  
Bedroom Three  
Shower room

### OUTSIDE

**GARDENS** | The front garden is set behind a low brick boundary wall with metal gates opening onto a concrete driveway that leads up to an attached single garage. There is a level lawn and pathway that leads to the front entrance porch.

From the kitchen the rear garden opens onto a small paved yard with cloths line and from the sitting room double doors open onto a

broad paved sitting area with access gate to one side and a rear gate with steps that lead down to a further area of terraced garden. Distant views are enjoyed from the rear along the Vale of Usk towards the hills of the Bannau Brycheiniog National Park including Sugar Loaf Mountain.

### **GENERAL**

**Tenure** | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

**Services** | Mains gas, electric, water and drainage are connected to the property.

**Council Tax** | Band D (Monmouthshire County Council)

**EPC Rating** | Band E

**Flood Risk** | Very low flood risk from rivers or surface water according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Number WA6009000. There are restrictive covenants associated with the property, for further details, speak to the Agent.

**Local planning developments** | The Agent is not aware of any planning developments in the area which may affect this property.

**Broadband** | Full fibre broadband connection available. According to Openreach.

**Mobile network** | Three, EE, 02 & Vodafone indoor coverage according to Ofcom.

**Viewing Strictly by appointment with the Agents**

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**Reference** AB583







# Floorplan

Estate Agents

Taylor & Co

Abergavenny



## Approximate total area<sup>(1)</sup>

943 ft<sup>2</sup>  
87.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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