



Estate Agents

Taylor & Co

Abergavenny

North View

Govilon, Abergavenny NP7 9PW

Asking Price  
£395,000

# North View

Govilon, Abergavenny, Monmouthshire NP7 9PW

Situated in a small cul de sac within the popular village of Govilon | Four bedroom detached family home  
Driveway and garage | Views of Sugar Loaf Mountain from the front | Spacious Sitting Room with a broad window to the front  
Dining room overlooking the rear garden | Fitted Kitchen with built in appliances and breakfast bar area  
Ground floor shower room | Bedroom one with fitted wardrobes and views to Llanwenarth Citra  
Three further bedrooms | Family bathroom including a separate shower cubicle  
Attractive garden with separate seating areas | VIEWING HIGHLY RECOMMENDED

A beautifully presented, modern, four bedroom detached family home with a delightful orientation enjoying views towards the local hills of the Bannau Brycheiniog National Park and occupying an end of cul de sac location within the small Monmouthshire village of Govilon, favoured for its excellent connectivity by car, bus or on foot along the canal to the town centre of Abergavenny. With distant countryside views towards the peak of the Sugar Loaf, this family home has broad windows to its principal rooms which serves to allow a great deal of light to filter throughout the property. Entered from the front via a spacious, light and airy reception hall with a useful shower room off and staircase to the first floor. Beside the hallway sits a generous sitting room with large window taking full advantage of the delightful view and is directly connected to the dining room at the rear of the house with patio doors opening to the garden. A good size well equipped fitted kitchen with integrated oven and hob finishes off the ground floor accommodation whilst to the first floor are four well proportioned bedrooms, two of which have built in wardrobes and a

refurbished bathroom suite including a separate shower cubicle.

Windows and external doors are fitted with double glazed sealed units and internally have all been replaced with modern oak doors. Central heating is provided to radiators throughout the property from a modern combination type boiler located in the kitchen.

The property stands in established gardens including a wide variety of flowers and shrubs plus a productive pear tree. A double width driveway fronts a large garage with remote electrically operated roller shutter door providing ample parking and at the rear a large paved sitting area and pathway surrounds the property.

**SITUATION** | Govilon is a thriving community situated within the Bannau Brycheiniog National Park and is just over two miles from the historic market town of Abergavenny. Local facilities in the village include a public house, village shop, garage, church and of course, the Canal Wharf.

The area is well known for outdoor and leisure pursuits including hill walking, pony trekking, kayaking and hang gliding from the top of the Bloreng Mountain. The Monmouthshire to Brecon Canal is close-by as is a well-used path into Abergavenny, frequented by dog walkers, runners and those taking an active stroll into town.

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 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 two floor as shown in brief below.**

### GROUND FLOOR COMPRISING:

Reception Hall  
Shower Room  
Sitting Room  
Dining Room  
Fitted Kitchen

### FIRST FLOOR COMPRISING:

Landing with linen cupboard  
Bedroom one with extensive range of built in wardrobes  
Bedroom two  
Bedroom three  
Bedroom four  
Family bathroom including a separate shower cubicle

### OUTSIDE

Approached from the head of a cul de sac onto a double width concrete driveway fronting a large attached garage with remote electrically operated roller shutter door, side access gate. Adjoining the rear of the property is a wide paved area and side patio with integrated seating. The entire rear garden is enclosed by timber fencing affording a good degree of privacy and incorporates a south facing lawn and rockery with waterfall feature, established flower beds, pear tree, a second sitting area and timber garden shed.

### GENERAL

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

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

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

**EPC Rating** | Band C

**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 CYM89636. 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, Vodafone indoor coverage. Limited O2 according to Ofcom.

**Viewing Strictly by appointment with the Agents**  
**T** 01873 564424  
**E** [abergavenny@taylorandcoproperty.co.uk](mailto:abergavenny@taylorandcoproperty.co.uk)

**Reference** AB580







# Floorplan

Estate Agents

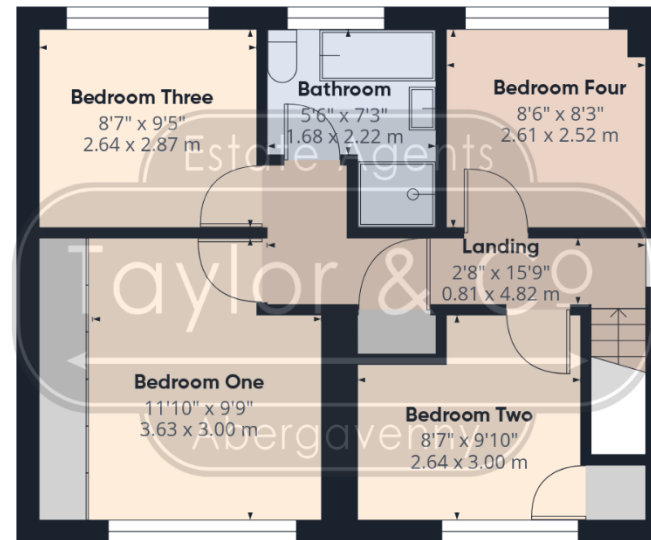
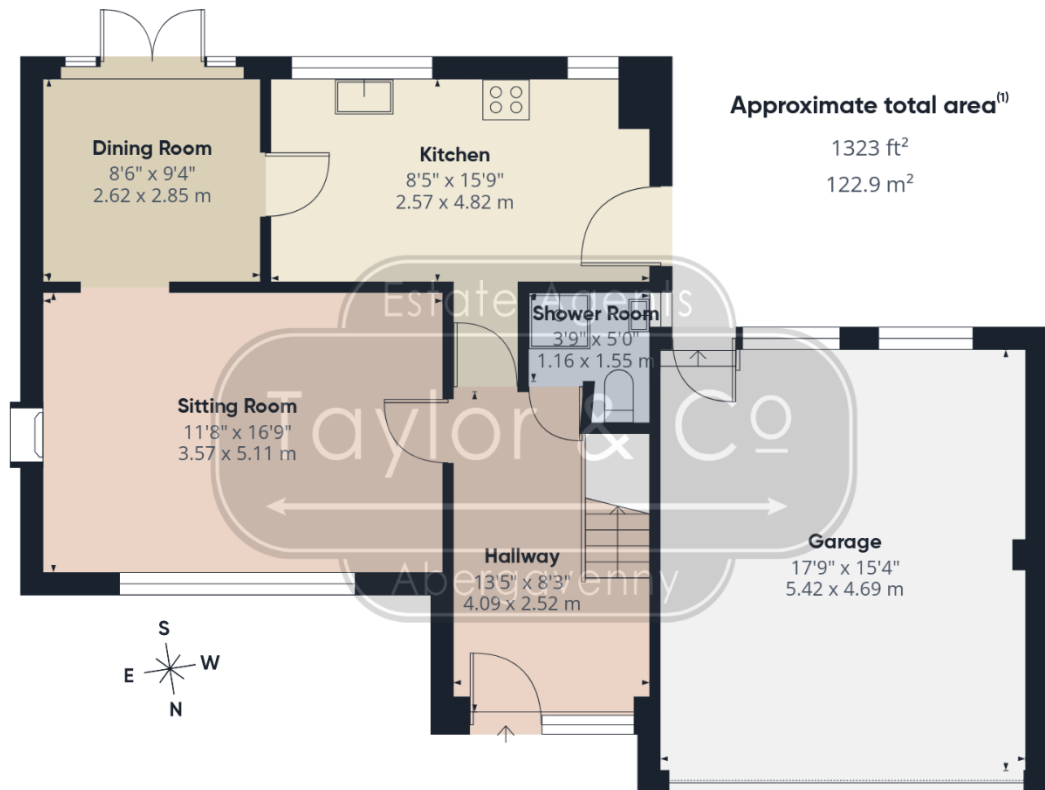
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Approximate total area<sup>(1)</sup>

1323 ft<sup>2</sup>

122.9 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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These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.