



Linden Grove

Govilon, Abergavenny NP7 9RB

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£315,000

Linden Grove

Govilon, Abergavenny, Monmouthshire NP7 9RB

Two double bedroomed detached bungalow in a peaceful end of cul-de-sac setting
Splendid far reaching views over the Vale of Usk towards the Black Mountains of the Bannau Brycheiniog
Dual aspect living room | Kitchen / diner | All year round conservatory | Utility area | White shower suite
South facing garden | Sun terrace with south westerly aspect and extensive far reaching views | Driveway for off street parking
Lower level garden storage area | Development potential (subject to planning consent) | NO FORWARD CHAIN

This two double bedroomed detached bungalow occupies an elevated corner position at the end of a cul-de-sac and enjoys an extraordinary outlook over the Black Mountains of the Bannau Brycheiniog National Park in the far distance. The splendid views are on show both outside and in making this a super proposition for buyers wanting the best of both worlds of a scenic location but with the convenience of being a few minutes' drive from Abergavenny town centre. Available to the market with no forward chain, this property offers the opportunity for possible development and improvement subject to planning consent.

Entered via a central porch into an entrance hall, the dual aspect living room is well proportioned with a broad window to the front taking in the wonderful view. Sitting behind this reception room, the kitchen / diner has space for a table and is fitted with modern cabinets to three sides. A sliding door opens into an all year round conservatory which is equipped with heating and power and opens into the garden. A small utility area is accessed off the conservatory and has space for a washing machine and tumble dryer.

The two double bedrooms both have garden views and are served by a white shower suite, with the principal bedroom having fitted wardrobes the length of one wall. This bedroom is positioned to the front of the bungalow and therefore has superb views to the Sugar Loaf and the Skirrid Fawr.

Outside, the front and rear gardens are linked by paths to both sides and there is plenty of off street parking. A sun terrace in the south western corner of the plot is a great place to soak up both the sun and the surrounding mountain views. For additional storage, there is a sub-ground floor level beneath the bungalow which also hosts the boiler. This property is an exciting opportunity for buyers to create a home which can be tailored to individual requirements.

SITUATION | Govilon is a thriving community situated just over two miles from the historic market town of Abergavenny. Local facilities in the village include a public house, village shop, garage, a 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 generously proportioned accommodation is planned on one floor and comprises:

Porch
Entrance Hallway
Living Room
All Year Round Conservatory
Kitchen / Diner
Utility Area
Bedroom One
Bedroom Two
Shower Room

OUTSIDE

GARDENS | The property is nestled at the end of the cul-de-sac and is set back from the road with a gravelled driveway providing off street parking. Pathways to either side of the bungalow link the front and rear gardens and lead up onto a sun terrace which sits in the south west corner and provides a panoramic view over the Vale of Usk to the Black Mountains beyond.

GENERAL

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

Covenants | The property is registered with HMLR, Title Number WA824879. There are restrictive covenants associated with property.

Buyer Note | The neighbour has an easement to enable access to the rear of their property for maintenance.

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

Council Tax | Band E (Monmouthshire CC)

EPC Rating | Band D

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

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

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GARDENS





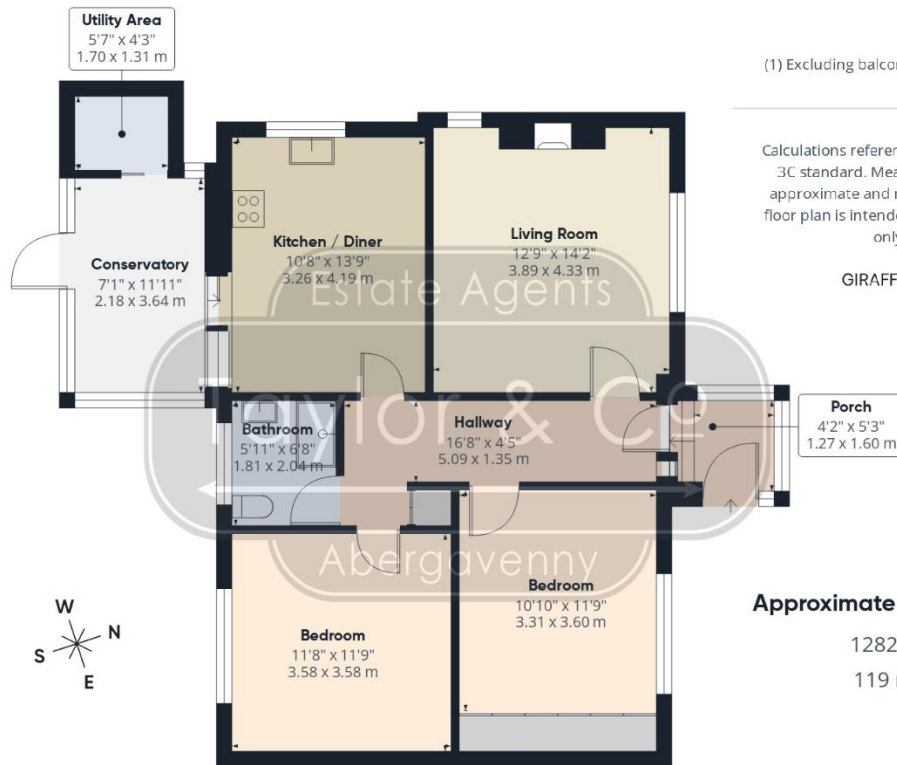


Floorplan

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(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.

GIRAFFE360

Approximate total area⁽¹⁾

1282 ft²

119 m²

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.