Christie Residential

YOUR HOME, HANDLED WITH CARE

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Westwinds, Old Trap Road, Gilwern

£435,000

- Detached Bungalow
- Three Bedrooms
- Stunning views
- Living Room With Balcony

About this property

An impressive three-bedroom detached bungalow, occupying an elevated rural setting on Old Trap Road, on the edge of the thriving village of Gilwern, near Abergavenny. Built over fifty years ago and owned continuously by our clients, this lovingly maintained home enjoys a wonderful position overlooking the Usk Valley, with the Black Mountains providing a stunning backdrop. Carefully looked after over the years, the property offers well-planned and generously proportioned accommodation designed to make the most of its elevated setting. Positioned above Old Trap Road, the bungalow is conveniently located for the facilities and amenities of Gilwern. Steps rise from the driveway to the front entrance, which opens into a spacious hallway from which all rooms are accessed. The principal reception room features a bay window and opens onto a balcony above the garage, providing an exceptional vantage point across the surrounding countryside. The living accommodation continues into a generous kitchen/dining room, fitted with a range of built-in appliances and granite worktops. A side porch provides access to both the front and rear gardens, as well as a useful utility room and WC. There are three bedrooms, together with a well-appointed shower room, providing flexible accommodation for family living or visiting guests. Outside, the gardens are a particular feature of the property. Terraced and well maintained, they are laid principally to lawn and complemented by well-stocked flower beds and borders, a vegetable plot and a number of mature trees. To the front, a driveway provides parking and leads to the garage beneath the bungalow, while steps give access to both sides of the property and the front entrance. This is a rare opportunity to acquire a much-loved home in an outstanding position, combining spacious and well-presented accommodation with attractive gardens and an exceptional rural outlook.

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.

Directions

From Abergavenny take the A465 westbound towards Merthyr Tydfil, after approximately 2 miles take the first exit to Gilwen. At the roundabout take the third exit onto the (A4077) Abergavenny Road. Follow the road right through the village and just before the slip road to get back onto the A465, bear left (signposted Station Road). Follow the road over the bridge, bearing right and after 400 yards cross over into Old Trap Road. The What3Words reference is: lottery.doubts.petted

USEFUL information

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

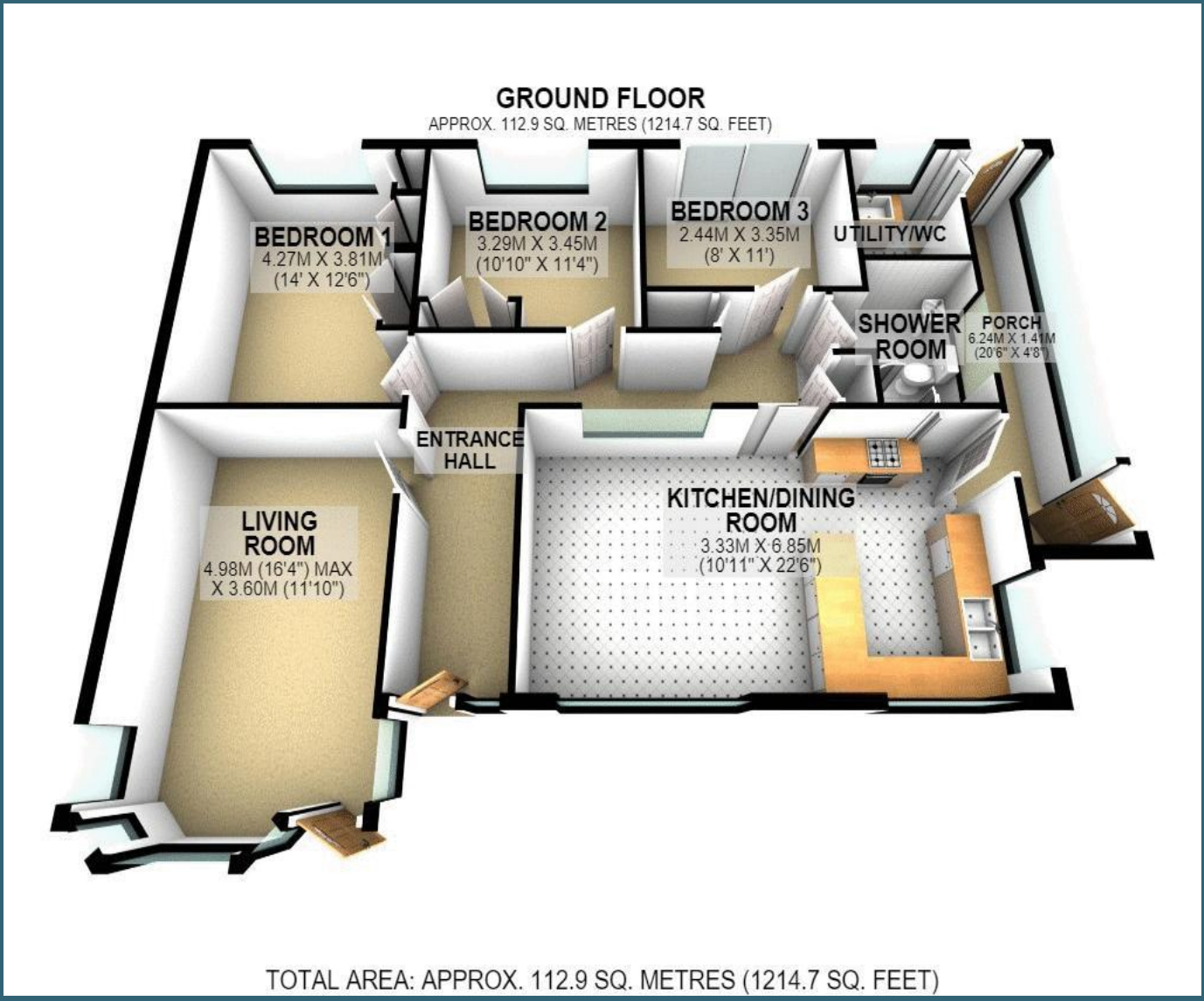
SERVICES: We understand that mains electricity, water & sewerage are connected to the property. Central heating is provided by an oil fired boiler. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 37 mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

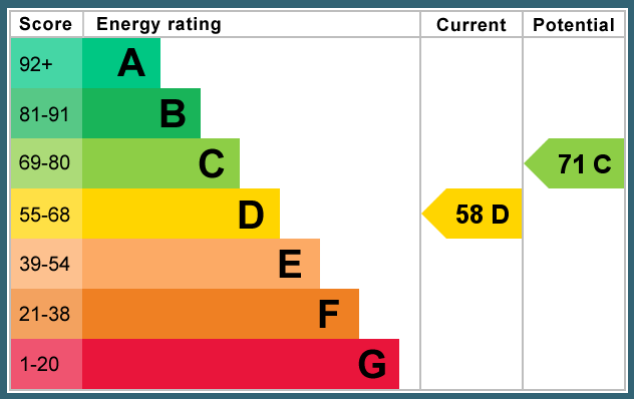
TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

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.





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