



**Christie
Residential**
YOUR HOME, HANDLED WITH CARE

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**Station Road, Govilon,
Abergavenny**
£285,000

- ♥ Three Bedroom Semi-Detached House
- ♥ Popular Village Location
- ♥ 20' Lounge/Diner
- ♥ No Onward Chain





About this property

A three-bedroom semi-detached home occupying a convenient position in the heart of the popular village of Govilon, within the Bannau Brycheiniog National Park. Offering well-proportioned accommodation, the property combines generous living space with a large driveway, garage and low maintenance enclosed gardens. The property is now in need of updating and offers an excellent opportunity for a purchaser to modernise and improve the accommodation to suit their own taste and requirements. The ground floor comprises an entrance porch and hallway, a particularly spacious 20' lounge/diner, kitchen and conservatory. To the first floor are three bedrooms, including two well-proportioned doubles, one to the front enjoying views to towards the Bloreng Mountain, and a smaller third bedroom, together with a four-piece family bathroom and landing. Externally, the property benefits from a large paved driveway providing ample off-road parking and access to the detached single garage. To the rear is a low maintenance paved garden enclosed by hedging. This is a generously proportioned three-bedroom semi-detached home in a highly desirable village setting. While requiring modernisation, it offers excellent scope for a purchaser to create an attractive and comfortable home in a beautiful part of the Bannau Brycheiniog National Park. Offered with no onward chain.

About the location

Govilon is located at the base of the Bloreng Mountain which dominates the Usk Valley. Its situation provides panoramic views of the Brecon Beacons National Park. Local services currently include a public house, a village shop, a garage, church and chapel. The canal wharf provides access to the Monmouthshire and Brecon Canal making it an ideal spot for cyclists and walkers alike. Its rural aspect is notwithstanding the fact that it is less than three miles from the popular and bustling market town of Abergavenny and its railway station. Drivers can easily access the Heads of the Valleys Road within minutes and the M4 corridor is 30 minutes away. Govilon 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 (Heads of the Valleys Road) towards Gilwern and take the 1st exit for Llanfoist. At the roundabout take the first exit and cross over the next mini-roundabout taking the 2nd exit along Merthyr Road. Continue for approximately 2 miles and take the left turn into Station Road. The property can be found a little way up the road on the right hand side. The What3Words reference is [///engrossed.jigsaw.node](#).

USEFUL information

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

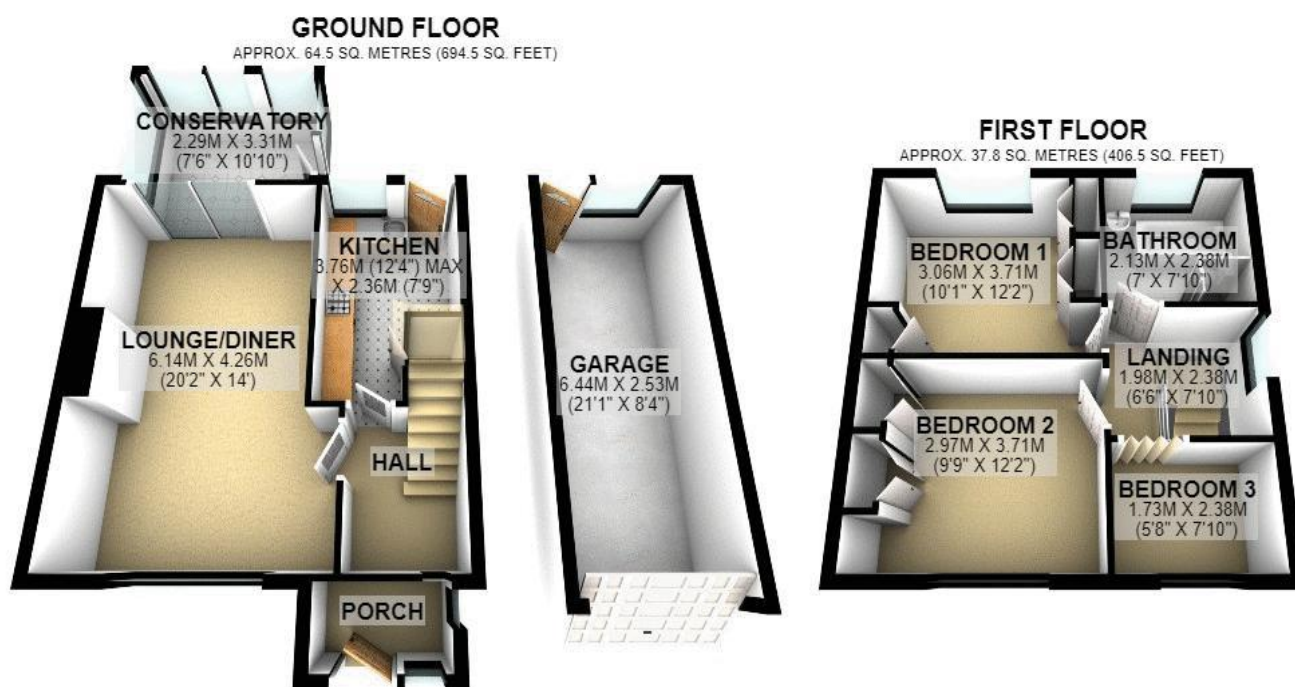
SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach/Voneus) with an estimated maximum speed of 1800 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

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.



TOTAL AREA: APPROX. 102.3 SQ. METRES (1101.0 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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