Christie Residential

YOUR HOME, HANDLED WITH CARE

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Malford Grove, Gilwern

£399,950

- Detached Four Bedroom House
- 19' Lounge
- Rear Garden With Views
- No Onward Chain























About this property

A four bedroom detached house situated on a quiet cul-de-sac moments from the Brecon & Monmouthshire Canal in the popular village of Gilwern, near Abergavenny. The property affords well-proportioned accommodation with the ground floor comprising welcoming entrance hall, 18' living room with patio doors to the garden, separate dining room, fitted kitchen and downstairs WC. Upstairs there are four bedrooms, two of which enjoy lovely views over the rear garden and beyond, and a family bathroom. The property is set back behind a lawned front garden with driveway leading to the attached single garage. The large rear garden enjoys fabulous, uninterrupted countryside views. It comprises a patio to the fore and is largely laid to lawn. It also includes a timber storage shed and a summerhouse at the far end with power. Offered with no onward chain.

About the location

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

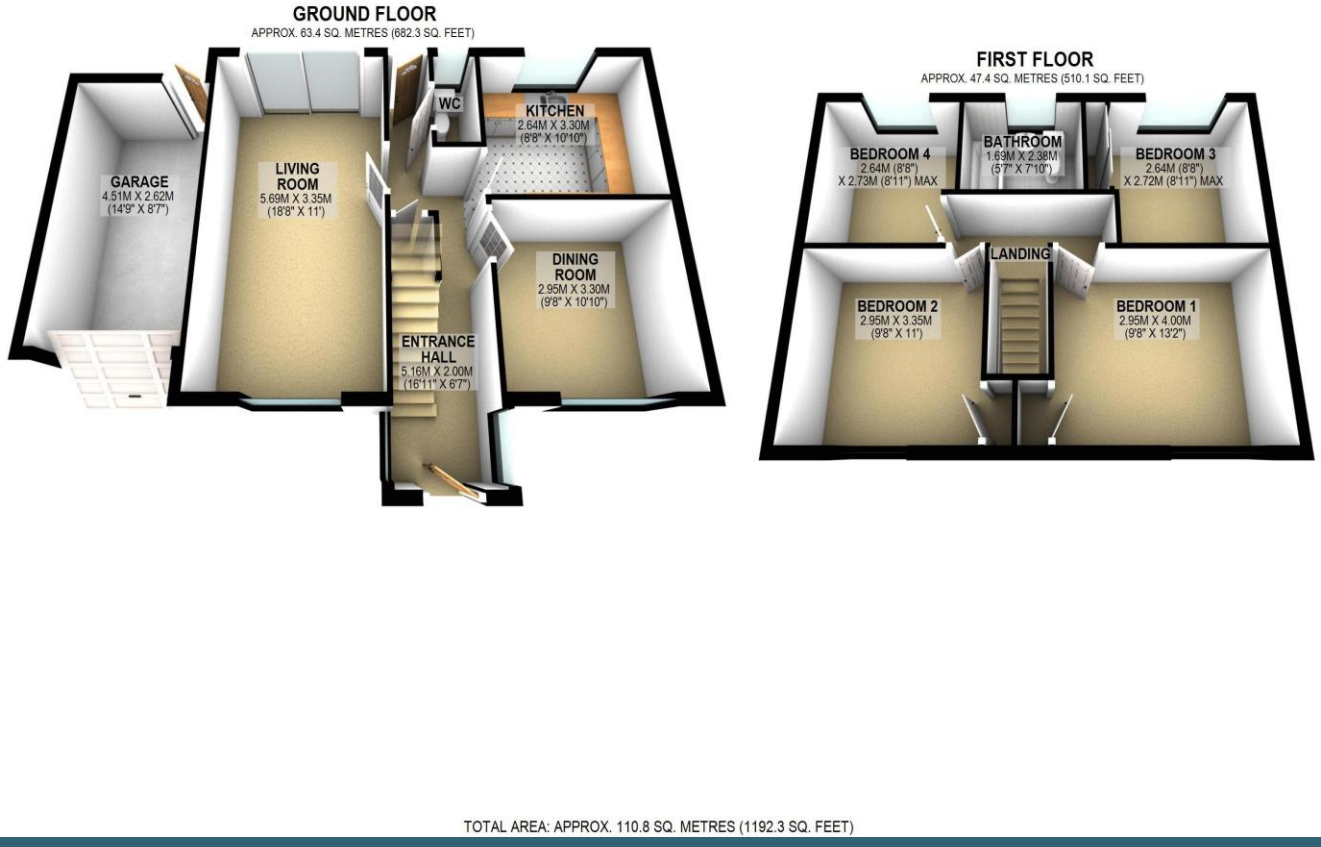
From Abergavenny take the A465 westbound towards Merthyr Tydfil. After approximately 2 miles take the third exit at the roundabout onto the (A4077) Abergavenny Road, signposted to Gilwern and continue for approximately 0.9 miles into the village then turn right immediately after the Beaufort Arms and follow (A4077) Crickhowell Road for approximately 400 metres then turn left into Church Road. After 150 yards, take the first right into Malford Grove. The What3Words reference is ///stubble.outsmart.allies

USEFUL information

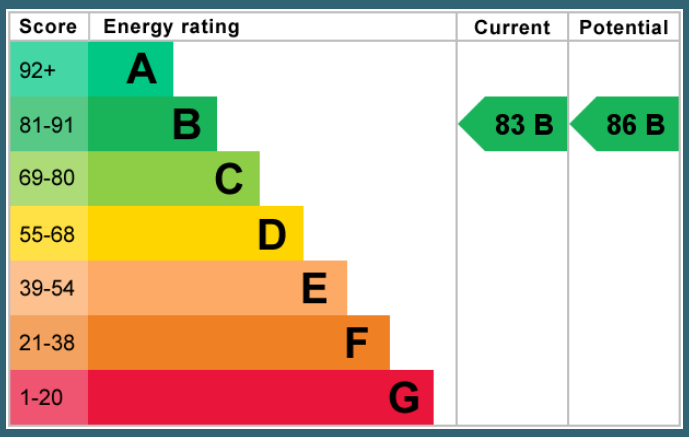
COUNCIL TAX:	Band E. The local authority is Monmouthshire County Borough Council – 01633 644644
SERVICES:	We understand that mains gas, electricity, water & sewerage are connected to the property. Solar panels have been added. Ultrafast broadband is available (provided by Openreach/Voneus) with an estimated 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. 110.8 SQ. METRES (1192.3 SQ. FEET)



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