Christie Residential

YOUR HOME, HANDLED WITH CARE

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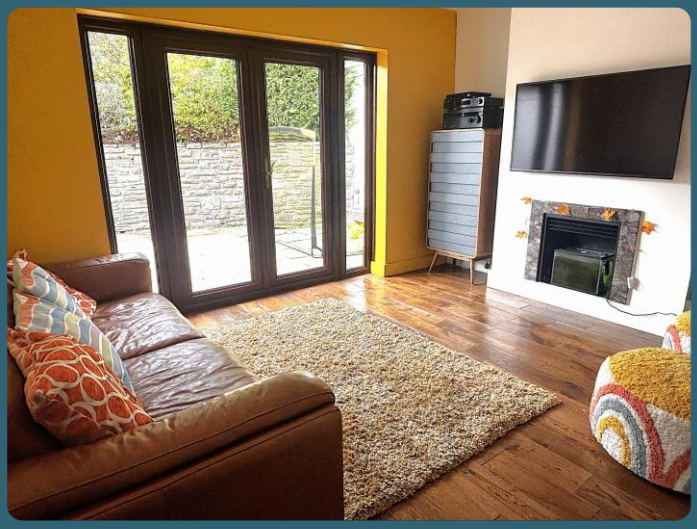
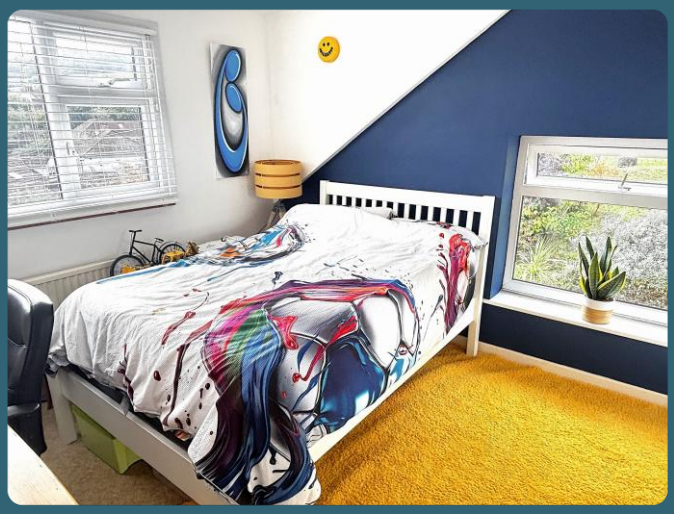
Oakdene Way, Gilwern

£395,000

- Detached Bungalow
- Three Bedrooms
- Three Reception Rooms
- South Facing Garden With Superb Views





About this property

Occupying a peaceful cul-de-sac position on the edge of the popular Monmouthshire village of Gilwern, this detached three-bedroom chalet bungalow enjoys an elevated position with far-reaching views across the Usk Valley towards the Black Mountains. The accommodation is arranged over two floors and comprises an entrance hall, living room with double doors opening onto the rear garden, separate dining room and fitted kitchen. There are two generous double bedrooms to the front, both enjoying lovely views, together with a modern four-piece family bathroom. The first floor provides a further bedroom together with a bright family room, offering a versatile additional reception space. To the side of the property is a driveway leading to the detached single garage, while the current owners have created a further parking area to the front. The south facing rear garden is arranged over rising levels with a private paved seating area accessed directly from the living room, while steps lead to the upper lawned garden. This provides a wonderful vantage point from which to enjoy the superlative views along the Usk Valley and across to the Black Mountains.

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. Continue down the hill and after passing the Corn Exchange pub on the right take the 2nd left into Hiley Avenue and the first right into Oakdene Way. The What3Words reference is ///safety.shops.signed.

USEFUL information

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

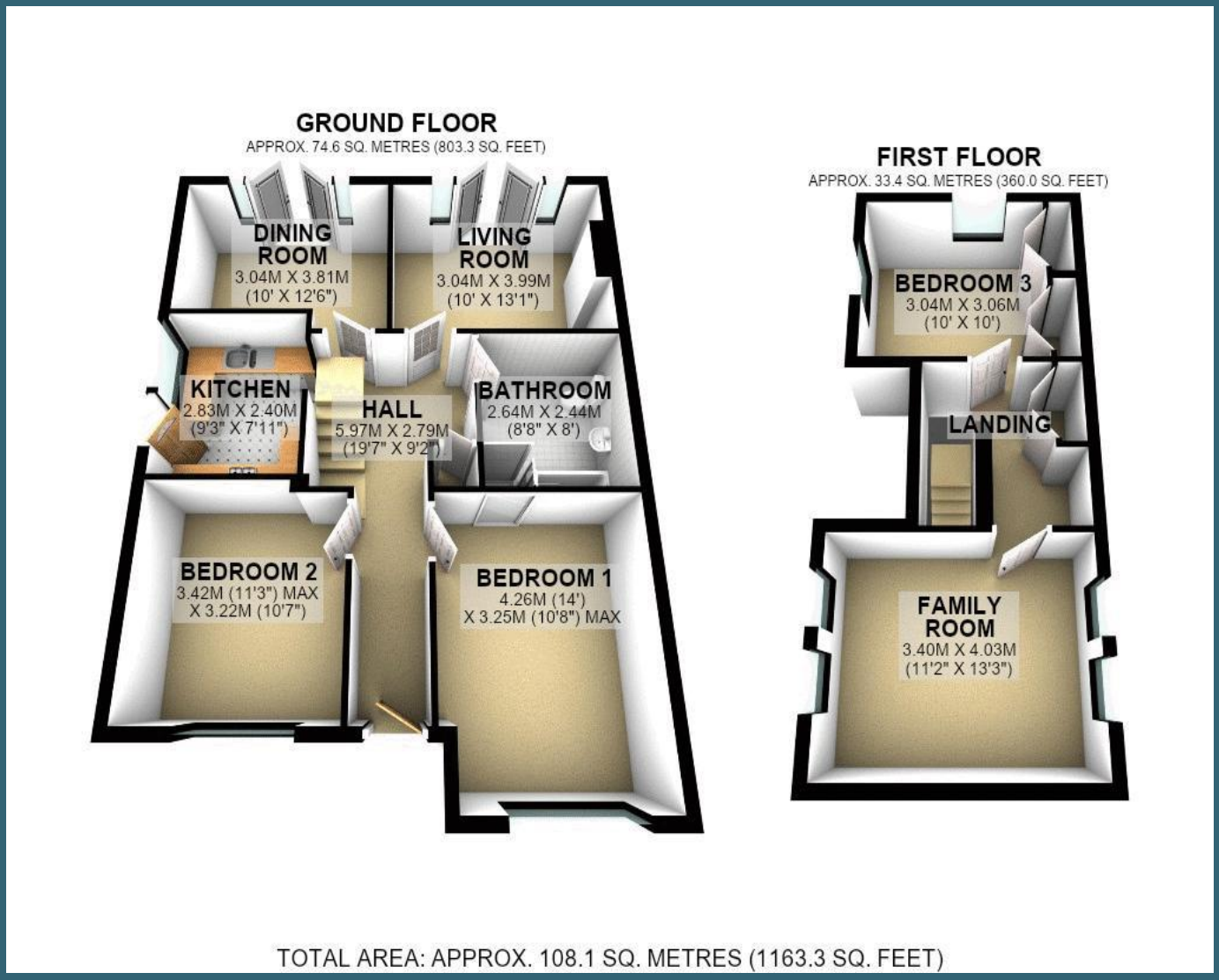
SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

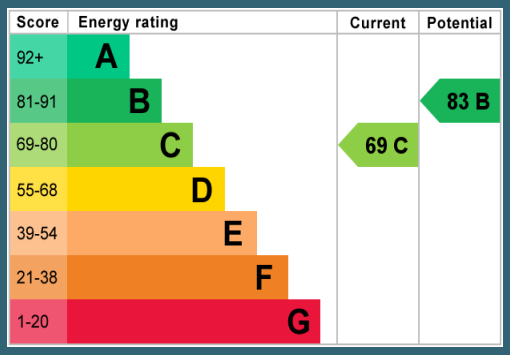
TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

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.





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