



Christie Residential

YOUR HOME, HANDLED WITH CARE

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Orchard Close,

Gilwern

£395,000

♥ Detached Bungalow

♥ Four Bedrooms

♥ Living/Dining Room

♥ Large Kitchen





About this property

Situated just a short stroll from the village centre and only a couple of hundred yards from the Monmouthshire & Brecon canal, this attractive detached bungalow occupies a slightly elevated position and enjoys lovely views across the Usk Valley. The property has been extended over the years to create a versatile four-bedroom home, including a rear conservatory and a generous kitchen/breakfast room. It benefits from gas central heating, double glazing, and mature gardens filled with established shrubs and trees. Arranged across one level, the accommodation opens into an entrance hall with parquet flooring. The main living room features parquet flooring, and French doors opening directly to the garden. An adjoining dining room offers an additional reception space and leads into a double-glazed conservatory with doors to the rear garden. The kitchen/breakfast room is a particularly good size, fitted with a central island unit, ample storage, a built-in pantry, plumbing for appliances, two double-glazed windows, and a stable door to the garden. An inner hallway leads to the bedroom accommodation. Bedroom One includes built-in wardrobes and an en-suite shower room. Bedrooms Two and Three both feature built-in storage and are served by a modern family shower room. Bedroom Four, accessed from the entrance hall, is an L-shaped room with its own external door, ideal as a home office or guest accommodation. Externally, the property is approached via a brick-paved driveway leading to the attached single garage. The front garden features a wide variety of mature shrubs and trees. The secluded rear garden is a real highlight, with a south-facing patio and steps rising to a lawn bordered by colourful planting. A second patio area sits at the top of the garden, capturing the best of the views. The gardens enjoy beautiful outlooks towards the surrounding hills, making this an appealing home in a lovely setting.

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.

Directions

From Abergavenny take the A465 westbound towards Merthyr Tydfil. Exit after approximately 2 miles take the second 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 1/4 mile then turn left into Church Road. Continue up the hill taking the 4th left turn into Orchard Close. The What3Words reference is ///tribes.chop.numeral.

USEFUL information

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

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 71 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.

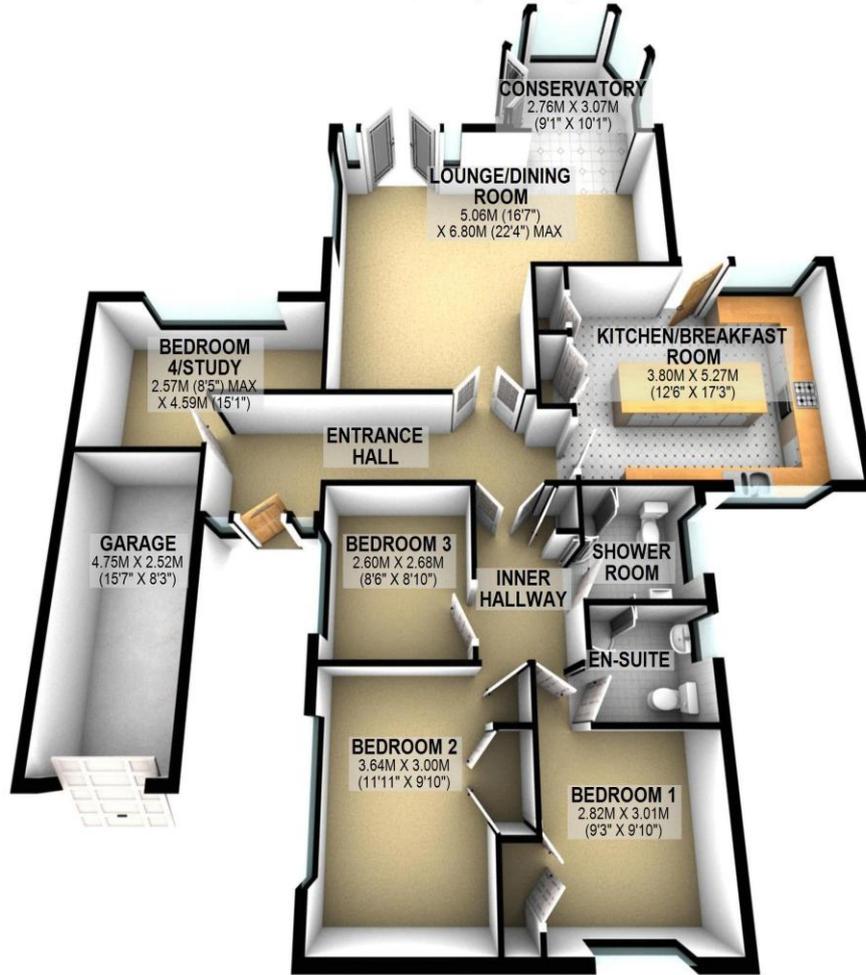
VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

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.

GROUND FLOOR

APPROX. 144.0 SQ. METRES (1550.1 SQ. FEET)



TOTAL AREA: APPROX. 144.0 SQ. METRES (1550.1 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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