



Maple Gardens  
Govilon, Abergavenny NP7 9BZ

Estate Agents  
**Taylor & Co**  
Abergavenny

Asking Price  
**£460,000**



# Maple Gardens

Govilon, Abergavenny, Monmouthshire NP7 9BZ

A modern detached house with a charming and very attractive façade | Extremely versatile accommodation with ground and first floor bedrooms  
Reception hallway | Ground floor shower room | Two ground floor bedrooms  
Spacious sitting room | Well equipped fitted kitchen and dining room | Two first floor bedrooms | First floor bathroom  
Driveway and garage | Views of the Bloreng from the front and to the hills of the Bannua Brycheiniog National Park from the rear  
An opportunity not to be missed and offered for sale with no onward chain

**A rare opportunity to acquire an attractive detached house that is beautifully presented throughout with versatile accommodation having bedrooms on both the ground and first floors. The front entrance opens into a spacious hallway with an adjoining light and airy sitting room whilst the kitchen is well fitted with a modern range of units incorporating a number of integrated appliances and has French doors from the dining area opening onto the rear garden. There is a double and single bedroom also on the ground floor plus a useful shower room having Jack 'n' Jill doors from the hallway and larger bedroom. To the first floor are two further double bedrooms and a family bathroom. The property is awash with storage space and there is a separate garage and driveway proving ample off road parking facilities. The property is located in a small cul de sac and enjoys delightful views from both the front and rear including towards both the Bloreng and sugar loaf mountains.**

**SITUATION** | Govilon is a small but thriving community situated just over two miles to the West of the historic market town of Abergavenny. Local facilities in the village include a public house, village shop, garage, a church and, of course, the Canal Wharf.

The area is well known for outdoor and leisure pursuits including hill walking, pony trekking, kayaking and hang gliding from the top of the Bloreng Mountain. The Monmouthshire to Brecon Canal is close-by as is a well-used path into Abergavenny, frequented by dog walkers, runners and those taking an active stroll into town.

For more comprehensive shopping and leisure facilities, Abergavenny is also easily accessible by car and boasts many high street shops and local boutiques as well as many restaurants and cafes. The area is also well served for schools for all ages. Abergavenny railway station provides services to central London via Newport as well as Cardiff, Newport, and Manchester. Road links via the A465 and motorway network provide access to Cwmbran, Newport, Cardiff and West Wales as well as Bristol, London and the Midlands.

## ACCOMMODATION

**HALLWAY** | Entered from the front via a composite double glazed door with letter box, staircase to the first floor with large walk in storage cupboard beneath, wall mounted digital central heating thermostat, radiator,

ceiling mounted mains operated smoke alarm, tiled flooring, telephone point.

**SITTING ROOM** | Double glazed window to the front, radiator, television aerial point, telephone point.

**KITCHEN/DINING ROOM** | Tiled flooring to match the hallway throughout and an attractively fitted kitchen area with a modern range of floor and wall units incorporating drawers and cupboards, contrasting worktop with integrated one and a half bowl single drainer sink unit with mixer tap, two tall larder cupboards one with pull out racking, deep pan drawers, integrated double oven/grill and four ring halogen hob with stainless steel cooker hood over, integrated fridge/freezer and dishwasher both with matching décor panels, double glazed window to the rear, radiator, inset ceiling downlighters, double glazed French doors opening to the rear patio, wall cupboard housing a LOGIC gas fired combination type central heating boiler, ceiling mounted mains operated smoke alarm.

**SHOWER ROOM** | A wet room style arrangement with Jack 'n' Jill doors from bedroom two and the hallway, waterproof flooring with fully tiled

easy access shower area including a floor drain and chrome thermostatic shower unit with flexi hose and rainfall shower heads, low flush toilet with push button dual flush cistern, pedestal wash hand basin with mixer tap, chrome ladder style radiator/towel rail, electric shaver point, frosted double glazed window to the side, ceiling mounted extractor fan.

**BEDROOM TWO** | A double bedroom with door to the shower room, double glazed window with rear aspect, radiator, television aerial point.

**BEDROOM FOUR/STUDY** | A single bedroom with built in double cupboard and eminently useable as a home office or study, radiator, tiled flooring to match the hallway, television aerial point, telephone point.

### FIRST FLOOR

**LANDING** | Loft access hatch, large walk in airing cupboard (limited headroom) with radiator, very large walk in storage cupboard (limited headroom), access to all first floor rooms.

**BEDROOM ONE** | A spacious double bedroom with large walk in wardrobe (limited headroom), double glazed dormer window to the front, radiator, telephone point, wall mounted digital central heating thermostat.

**BEDROOM THREE** | A double bedroom with double glazed dormer window to the front, radiator, television aerial point, loft hatch.

**BATHROOM** | Fitted with a modern suite in white with chrome fittings and complimentary tiling around the sanitaryware, panelled bath with twin chrome hand grips and mixer tap with flexi

hose shower head attachment, low flush toilet with push button dual flush cistern, pedestal wash hand basin, tiled flooring, inset ceiling downlighters and ceiling extractor fan, chrome ladder style radiator/towel rail.

### OUTSIDE

**FRONT GARDEN** | There is an open plan garden to the front with a small lawn and pathway leading up to the front entrance. A tarmac driveway runs down one side leading to a separate detached single garage and gated access to the rear.

**GARAGE** | With remote electrically operated door from the driveway, electric points and light, personal door opening to the rear garden.

**REAR GARDEN** | The rear garden opens from the house onto a paved sitting area and pathway giving access to both sides of the house. The remainder of the garden is laid principally to lawn and is enclosed by a close boarded timber fence but still allows views across the Usk valley towards the hills of the Bannau Brycheiniog National Park.

### GENERAL

**Tenure** | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

**Services** | Mains electric, gas, water and drainage are connected to the house.

**Council Tax** | Band F (Monmouthshire County Council)

**EPC Rating** | Band B

**Flood Risk** | No flood risk from rivers or surface water according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Number CYM873654. There are restrictive covenants associated with the property, for further details, speak to the Agent.

**Local planning developments** | The Agent is not aware of any planning developments which may affect this property. Refer to Monmouthshire Planning.

**Broadband** | Full fibre broadband is connected to the property. According to Openreach.

**Mobile network** | 02, Three, EE, Vodaphone indoor coverage. According to Ofcom.

**Viewing Strictly by appointment with the Agents**

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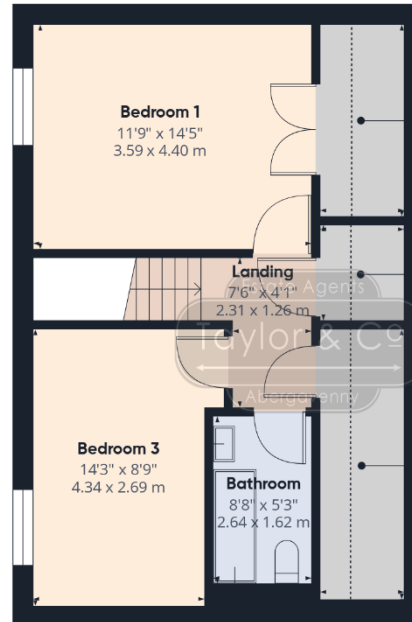
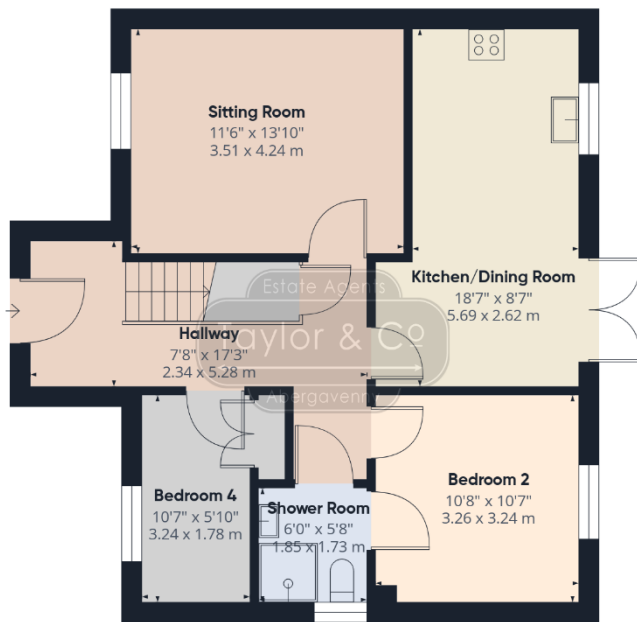
**Reference** AB529







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- Wardrobe  
10'0" x 4'7"  
3.07 x 1.41 m
- Airing Cupboard  
4'11" x 4'7"  
1.51 x 1.40 m
- Storage Cupboard  
14'0" x 4'7"  
4.27 x 1.40 m



**Approximate total area<sup>(1)</sup>**

1442 ft<sup>2</sup>  
 133.8 m<sup>2</sup>

**Reduced headroom**  
 76 ft<sup>2</sup>  
 7.1 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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