



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

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**Station Road,
Govilon
£400,000**

- ♥ Substantial Detached Bungalow
- ♥ Three bedrooms
- ♥ Recently Modernised
- ♥ Living Room & Dining Room





About this property

A spacious, modernised detached bungalow with scenic mountain views and offered with no onward chain, Cendle Newydd is a substantial and beautifully updated detached bungalow offering generous single-level living. Recently modernised throughout, the property is presented to a high standard, with improvements to heating, electrics, flooring – including Karndean Honey Oak Flooring to the entrance hall and kitchen, and full internal redecoration. The accommodation comprises a welcoming entrance hall, a spacious living room with double doors opening into the dining room, three well-proportioned bedrooms – bedrooms one and two have newly fitted Hammond Wardrobes, a stylish family shower room, and a separate WC. Perfectly suited to families or downsizers alike, the layout balances functionality with comfort. Externally, the property is approached via electric gates and benefits from a large driveway providing ample parking. The surrounding gardens, predominantly laid to lawn and encircling three sides of the home, offer a fantastic blank canvas for gardening enthusiasts. An original garage, while in need of updating, adds further storage potential. Enjoying wonderful views toward the Bloreng mountain and conveniently located near the village shop and a bus stop, a rare opportunity – early viewing is highly recommended.

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 the property can be found on the left hand side just before Station Road.

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. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 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.

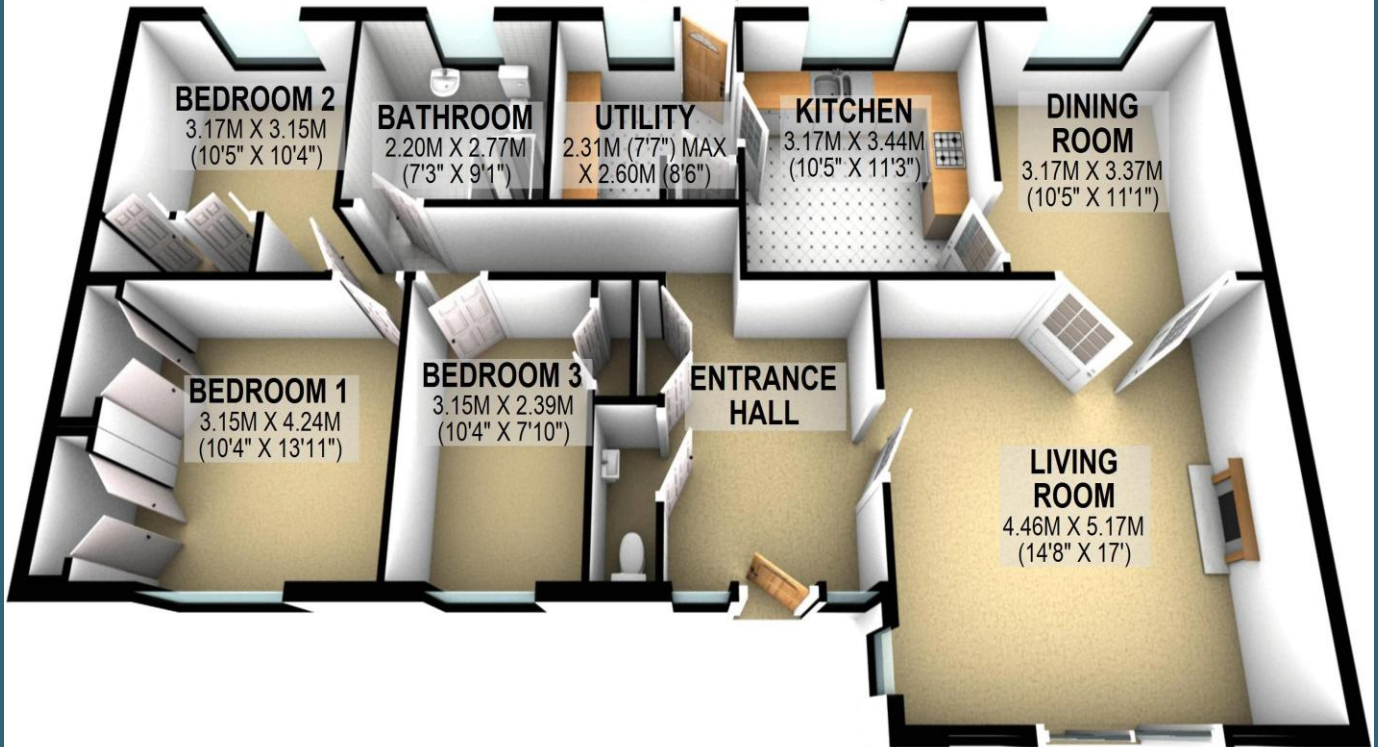
VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through

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. 121.4 SQ. METRES (1306.9 SQ. FEET)



TOTAL AREA: APPROX. 121.4 SQ. METRES (1306.9 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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