

# 16 MAPLE GARDENS

GOVILON | ABERGAVENNY | MONMOUTHSHIRE | NP7 9BZ



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# WELCOME TO 16 MAPLE GARDENS

Located on the popular and established residential area of Govilon within the Bannau Brycheiniog/Brecon Beacons National Park, circa 3 miles from Abergavenny town centre is this beautifully presented, modern three bedroom family home built in 2020. The house is finished to an extremely high standard throughout and is perfectly laid out for family living. In addition, there is a garage, off road parking to the side of the property and an enclosed rear garden with views of surrounding countryside.



- Beautifully presented modern semi detached house finished to a high standard
- Three bedrooms and a family bathroom
- Open plan kitchen/dining room plus attractive sitting room
- Garage, off road parking and generous rear garden with far reaching views
- Located on a popular estate within the Bannau Brycheiniog/Brecon Beacons National Park

## THE PROPERTY

The property briefly comprises: a welcoming entrance hall providing access to the ground floor accommodation, sitting room to the front of the property which has been tastefully decorated in neutral tones. To the rear is the spacious open plan kitchen/dining room with built in electric oven and separate gas hob with extractor hood over, built in fridge freezer and a comprehensive array of base and wall cupboards, contemporary in design with contrasting dark worksurfaces. French doors to the rear which lead out to the rear patio and garden. A modern WC completes the ground floor.

Stairs rise to the first floor landing, where there are two double bedrooms and a single bedroom. Both double bedrooms benefit from built in storage. The beautifully presented main family bathroom is equipped with a bath with shower over, wash hand basin and W.C.



## OUTSIDE

To the front of the property are steps leading to the front door, and on either side are borders with mature shrubs and bark. The position of the house offers a private, enclosed rear garden with an extensive and attractive stone patio adjoining the level lawn. The garden has been cleverly divided into sections to maximise the space. To the side of the patio is a border and path separating the patio and the garage, a side door provides access to the garage from the garden. Past the garage, a path continues and steps lead down to raised beds which are surrounded by gravel. Beyond this is a further patio area and greenhouse. The rear garden enjoys far reaching views of the surrounding countryside and is enclosed by a timber fence with gate leading to the driveway with two parking spaces to the side of the property.



## INFORMATION

**PRICE:** £350,000

**EPC Rating:** B. To view the full EPC please visit [www.gov.uk](http://www.gov.uk)

**Tenure:** Freehold.

**Local County Council:** Monmouthshire County Council.

**Council Tax Band:** E. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

**Services:** We understand that there is mains electricity, gas, water and drainage connected to the property.

**Broadband:** Ultrafast full fibre, standard and superfast broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

**Mobile:** EE, Three, 02 and Vodafone good outdoors but limited indoors. Please make your own enquiries via Ofcom.

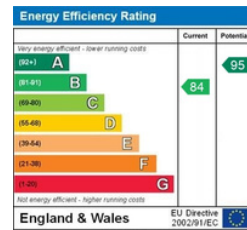
**Title:** The house is registered under Title Number CYM831042 – a copy of which is available from Parrys.

**Agent's Notes:** Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers

**Directions:** From Abergavenny at the roundabout opposite Waitrose, take the first exit and continue over the roundabout towards Llanfoist. Continue on the B4246 for approximately 1.5 miles. Upon entering the village of Govilon, take the right hand turning just after the bus stop signposted Dragons Lane, take an immediate left hand turning into The Avenue and then the next left. A short distance along here the turning for Maple Gardens will be found on your right hand side. Number 16 is along here on the right hand side.

**What 3 Words:** ///viewer.supply.mixes

**Location:** Govilon is located within the Brecon Beacons (Bannau Brycheiniog) National Park and has the benefit of a village shop and two public houses. The Brecon and Monmouth canal runs through the village in addition to cycle paths and footpaths. The village lies at the foot of the Bloreng Mountain and offers opportunities to enjoy outdoor pursuits including canal side walks, cycling and horse riding in the surrounding countryside. A wider range of amenities including banks, doctors, dentists, library, shops, supermarkets, general hospital, leisure centre, theatre and cinema are available in Abergavenny which is some 2 miles away. Abergavenny has a mainline railway station and a bus station serving local and national routes and the road network (A465 and A40) offers access to Cardiff, Merthyr, Hereford and the motorway network (M4, M5 and M50) via the A40/A449 to Bristol, London and the Midlands.



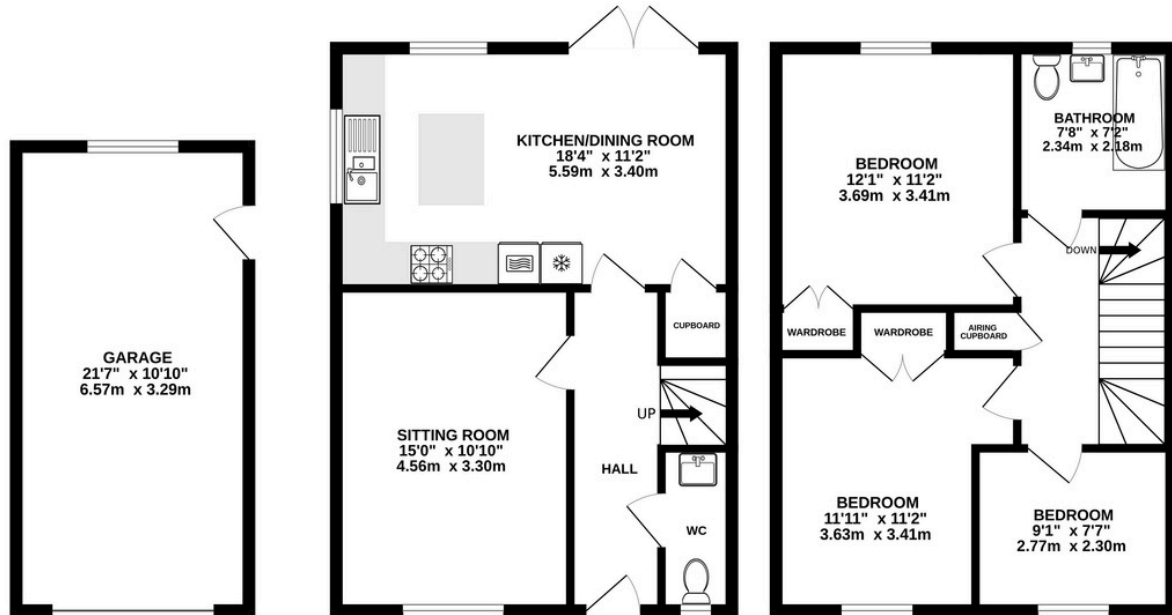
Watch the video tour here





GROUND FLOOR  
711 sq.ft. (66.1 sq.m.) approx.

1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



16 MAPLE GARDENS, GOVILON, NP7 9BZ

TOTAL FLOOR AREA : 1190 sq.ft. (110.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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