



Christie Residential

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221

Web: christieresidential.co.uk

Email: hello@christieresidential.co.uk

Maesygartha Road,
Gilwern

£350,000

- ♥ Two Bedroom Detached Cottage
- ♥ Extensive Grounds Including 0.5 Acres Of Woodland
- ♥ Secluded Location Overlooking The River Clydach





About this property

Tucked away in a secluded setting on the edge of the Monmouthshire village of Gilwern, near Abergavenny, The Nook is a charming and distinctive property overlooking the River Clydach. The accommodation is well proportioned and begins with a central entrance hall. To the left lies the characterful kitchen and dining room, the oldest part of the house, featuring a vaulted ceiling, exposed stone walls, and a log-burning stove. From here, you access the second bedroom, which also boasts vaulted ceilings, stone walls, and dual-aspect windows to the side and rear. To the right of the entrance hall, the exceptionally light living room opens up with floor-to-ceiling windows and another log-burning stove. At the rear of the cottage are the main bedroom, with French doors leading directly to the garden, and the family bathroom. Outside, the property is surrounded by magnificent, mature gardens. A timber-decked terrace adjoins the cottage and overlooks a tranquil pond, with steps leading up to a spacious detached studio equipped with light, power, and water. To the east, lawns, shrubs, and trees frame glorious views across the gorge. Beyond, extensive woodland grounds stretch south to the River Clydach, where rock pools and a spectacular waterfall can be found. The cottage has also been recently updated with high-spec double-glazed uPVC windows and doors, finished with flush black exteriors and white cottage-style interiors complemented by period ironwork. Set within the Bannau Brycheiniog National Park and just a short walk from the Monmouthshire and Brecon Canal, The Nook is a truly unique home in a superb and idyllic location. Please note, there is no vehicular access to the property; it is reached by a footpath approximately 50 metres from Maes Y Gwartha Road, with on-road parking available at the top of the path.

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 for approximately 400 metres then turn left into Church Road. Proceed up the hill for 300 metres before taking the 3rd left onto Maes-Y-Gwartha Road, continue for approximately 0.4 miles. There is a post box on the wall of a property on the left signed 'Nook Cottage', take the footpath down which leads to the property after approximately 50 metres. What3Words location is: hulk.friday.bedsread

USEFUL information

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

SERVICES: We understand that mains electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 37 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. 96.0 SQ. METRES (1033.2 SQ. FEET)



TOTAL AREA: APPROX. 96.0 SQ. METRES (1033.2 SQ. FEET)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		



**Christie
Residential**

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221

Web: christieresidential.co.uk

Email: hello@christieresidential.co.uk