



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

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**Wern Gifford, Pandy
Abergavenny
£310,000**

- ♥ Extended Semi-Detached House
- ♥ Three Bedrooms
- ♥ Open Plan Kitchen/Dining/Family Room
- ♥ Popular Village Location





About this property

An extended three-bedroom semi-detached home situated in a quiet residential setting, this property offers spacious, modern accommodation ideally suited to family living. The ground floor accommodation comprises an entrance hall giving access to a sitting room with a large window to the front aspect. Double doors open into the impressive open-plan kitchen/diner, undoubtedly the heart of the home, with clearly defined zones for cooking, dining, and relaxing. The kitchen has been fitted with a range of contemporary Howdens units including an integrated 'Cuisine Master' double oven and grill, electric hob with extractor, and a matching breakfast bar/island. A further run of units incorporates a composite sink with mixer tap and integrated fridge, freezer, and dishwasher. Sliding patio doors open onto the rear garden, while a side door provides convenient external access. A useful downstairs WC/utility room completes the ground floor. Upstairs, the property offers two double bedrooms, the principal with fitted wardrobes and a pleasant outlook to the front. The second bedroom enjoys views over the rear garden, while the third is single, also overlooking the rear. A modern family shower room with double shower unit, vanity basin, WC, and heated towel rail serves all three bedrooms. The property is set back behind a neat front lawn bordered by mature shrubs, with a concrete driveway offering ample off-road parking for two vehicles. The enclosed rear garden has been designed for easy maintenance and features a generous patio area, alongside a greenhouse and multiple raised vegetable beds. To the side of the property is a detached garage, ideal for parking, workshop use or further storage. This is a superb family home, stylishly finished and located within easy reach of local amenities, schools, and transport links.

About the location

The village of Pandy is situated approximately 6 miles from Abergavenny in a beautiful setting beneath the Skirrid Mountain. It is a popular with ramblers and hill walkers as Offa's Dyke Path runs through the village whilst the Brecon Beacons are within easy access. There is a village primary school and local shops in neighbouring Llanvihangel Crucorney. The area offers a variety of pubs and hostels including the Skirrid Inn (the oldest pub in Wales). The A465, Heads of the Valleys road travels through the village giving easy access to Merthyr Tydfil, Cardiff, Swansea and West Wales (southbound) and Hereford (northbound). It also connects with the A40/A449 leading to the M4, M50 & M5 motorways. Both Hereford and Abergavenny offer mainline railway stations providing access to the entire rail network. For further information on school catchment areas and community provisions go to www.monmouthshire.gov.uk or call 01633 644488.

Directions

From Abergavenny town centre follow the A40 (Monmouth Road) 0.9 miles to the Hardwick Roundabout. Take the first exit and bear left following signs for A465 Hereford. Stay on this road for just over 6 miles before turning right at the signpost for Wern Gifford.

USEFUL information

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

SERVICES: We understand that there is an oil-fired heating system and that mains electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 52 mbs. 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.

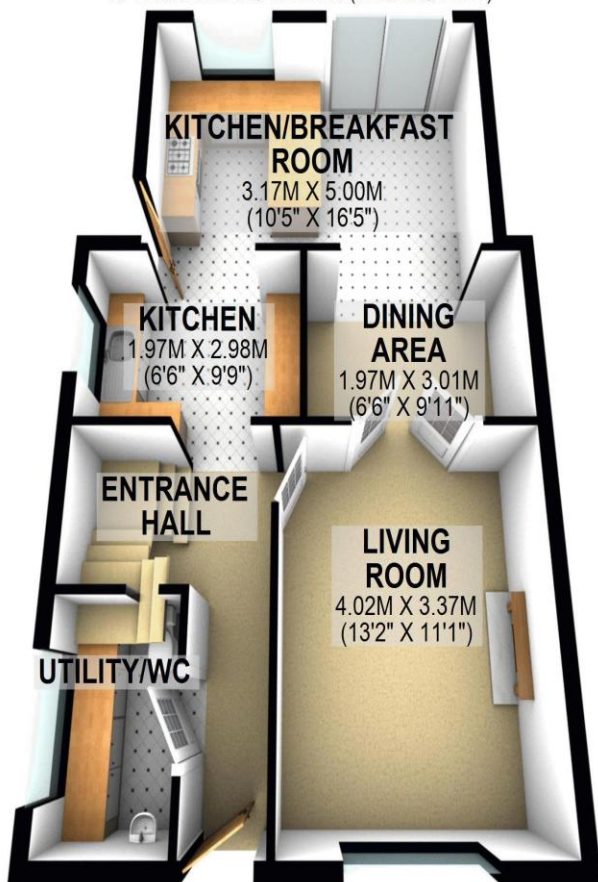
VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

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.

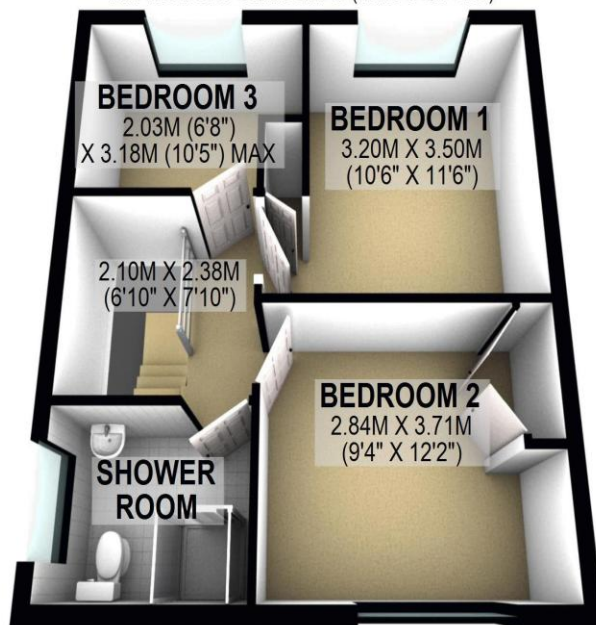
GROUND FLOOR

APPROX. 53.5 SQ. METRES (575.7 SQ. FEET)



FIRST FLOOR

APPROX. 37.9 SQ. METRES (407.6 SQ. FEET)



TOTAL AREA: APPROX. 91.4 SQ. METRES (983.3 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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