

BEMFICA

10 USK DRIVE | GILWERN | ABERGAVENNY | MONMOUTHSHIRE | NP7 0AG

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Ahead of the curve

WELCOME TO BEMFICA

Bemfica was built circa 1955 on a generous plot with superb views. The name translates to ‘a good living’ in Portuguese. The bungalow has been held within the same family for just under 70 years and is located on the fringe of Gilwern village with a range of local amenities within walking distance. Rarely do properties set in such a superb location, offering an ideal balance of tranquillity and accessibility, come onto the open market. The bungalow is well presented and decorated in neutral tones, the principal living areas are flooded with light and enjoy an open outlook. Outside, generous lawns to the front flank the long driveway, to the rear is an attractive terraced garden and ample parking.

KEY FEATURES

- A beautifully presented 3 bedroom detached bungalow
- Generous, level lawns to the front, attractive terraced rear garden
- Superb views across the surrounding countryside
- On the fringe of Gilwern village with excellent transport links
- Located within the Brecon Beacons / Bannau Brycheiniog National Park
- Planning consent for loft extension and small extension to the rear
- Long driveway leading to parking area for several vehicles



THE PROPERTY

Enter the welcoming, central entrance hall with doors leading to the principal living areas. The spacious sitting room has a large window to the front overlooking the front garden and enjoying spectacular countryside views, an inset gas fire creates a focal point of the room. On the opposite side of the hallway are the three bedrooms which are all neutrally decorated and benefit from built in storage, the two largest bedrooms benefit from dual aspect windows, again with superb views. A modern family bathroom serves the three bedrooms.

To the rear of the property is the kitchen fitted with a range of modern cupboards, a useful porch and a shower room. There is planning consent for a small rear extension.











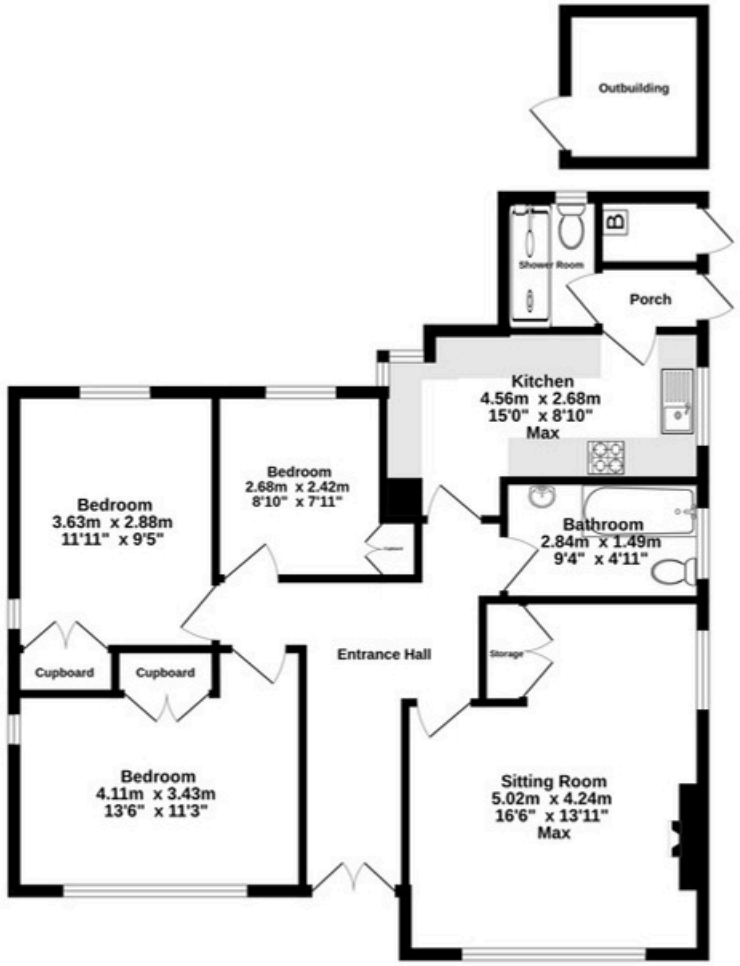
OUTSIDE

The property is set well back from the road, approached through metal gates that open onto the long driveway. The front garden is predominantly laid to lawn and bordered by established shrubs and hedgerow, creating a generous outdoor space with views across the surrounding countryside. A path runs along the side of the property, providing access to the rear where a gravel patio adjoins the house, with steps leading up to a further private lawned area. A useful store/outbuilding is attached to the property.





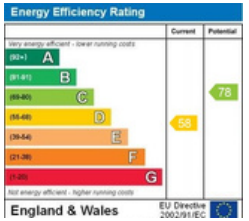
Ground Floor
85.8 sq.m. (924 sq.ft.) approx.



10 Usk Drive, Gilwern, NP7 0AG

TOTAL FLOOR AREA : 85.8 sq.m. (924 sq.ft.) approx.

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LOCAL AREA

The property is situated within Brecon Beacons/ Bannau Brycheiniog National Park in the village of Gilwern. The village offers a range of local amenities including convenience stores, hairdressers, public houses, a doctor's surgery and a well-regarded primary school. The area is renowned for its spectacular countryside with a range of activities including walking, horse riding and paragliding available. The nearby Monmouthshire & Brecon canal offers access to delightful walks along the towpath and narrow boats can be hired to enjoy the countryside at a gentler pace. Gilwern is approximately 4 miles to both Abergavenny and Crickhowell where a wider range of services can be found including high schools, supermarkets and leisure facilities. Gilwern is just off the A465 Heads of the Valley Road and near to the A40 which in turn links to the M4/M5 and M50 motorway networks. A mainline railway station can be found in the historic market town of Abergavenny.

DIRECTIONS

From Abergavenny take the A465 Heads of the Valleys road towards Merthyr Tydfil. At the first roundabout take the third exit towards Gilwern and continue along this road into the village. Upon reaching the village you will see a turning on the left signposted Usk Drive, the property will be found a short distance along on the left hand side.

What 3 Words: ///gearing.panning.receiving



INFORMATION

Price: £425,000

Local Authority: 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.

EPC Rating: D. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Services: We are advised that the property is connected to mains electricity, gas fired central heating, water and drainage.

Broadband: Full fibre broadband available to order subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE, 02 and Three are all good outdoors and variable indoors. Vodafone is good outdoors. Please make your own enquiries via Ofcom.

Title: The house is registered under Title Number CYM476336 – a copy of which is available from Parrys.

Agent's Notes: Planning Permission was granted on 27th July 2022 via Brecon Beacons National Park planning under Ref 22/21047/FUL for a loft conversion and small rear extension. Please contact the Agent for more details.

Usk Drive is a private road, Bemfica has a legal right of access over the road. The seller's family have previously of the drive, there are no expected works planned in the near future.

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.

