



Estate Agents

Taylor & Co

Abergavenny

The Shires

Gilwern, Abergavenny NP7 0EX

Asking Price
£525,000

The Shires

Gilwern, Abergavenny, Monmouthshire NP7 0EX

Attractive four bedroomed detached family home | Dual aspect living room | All year round conservatory, dining room & study | Modern kitchen / breakfast room
Utility room | Cloakroom | Principal bedroom with en-suite & dressing area | Family bathroom with sauna cabin | South facing gardens & double garage
Nestled in a corner position within a cul-de-sac setting in a greatly favoured setting in the popular Lower Common area of the village
Situated in the Bannau Brycheiniog National Park with hillside views | River Usk, Monmouthshire & Brecon Canal & countryside walks close-by
Walking distance to a highly regarded primary school, with village high street with local shops, doctors' surgery and two public houses a short drive away
Excellent road links to Abergavenny & Crickhowell and further afield to Cardiff, Bristol and Manchester via mid Wales route

This four bedroomed detached family home is situated in a mature and established development in the perennially popular area of Lower Common in Gilwen, feted for its proximity to the village primary school, countryside walks and ease of access to road links for travel further afield. Positioned amongst similarly styled homes within the corner of the cul-de-sac, the property sits centrally within a delightful garden which perfectly envelopes the house to all sides. Generously appointed with three reception rooms, a modern kitchen / breakfast room, two bathrooms and a double garage, this home offers a good level of accommodation which will suit a range of buyers.

Entered through a porch into a central hallway, the reception accommodation includes a dual aspect living room with a fireplace flanked by twin windows to either side. This room opens into a triple aspect conservatory which enjoys a beautiful outlook over a patio into the garden. There are two further reception rooms: a dining room with a square bay window, and a study. The dual aspect kitchen / breakfast room is fitted with a comprehensive range of modern cabinets with integrated appliances with an adjoining

utility room having space for a washing machine and a useful door into the garden.

Upstairs, the principal bedroom has an outlook over the garden and has fitted wardrobes, a dressing area, plus an en-suite shower room and a separate WC. The three remaining bedrooms are served by a bathroom suite complete with sauna cabin and a cloakroom / WC on the ground floor.

Outside, the gardens are extensive and given the orientation of the house, afford an aspect of the sun for every compass point with the garden lawn at the rear being south facing. The garden is planted with an array of shrubbery, roses and a wisteria with a clematis clad archway to one side of the house and a small water feature to its corner. Parking is available on the driveway or in an amply sized double garage.

SITUATION | Gilwern is a thriving community enjoying a superb location with majestic views of the Sugar Loaf and further north, towards the Black Mountains of the National Park, yet is situated only four miles from the

historic market town of Abergavenny and closer still to nearby Crickhowell.

Local facilities in the bustling village include a butchers and a post office, several public houses, a thriving village hall, a petrol garage, a church, a highly regarded primary school, library, doctors surgery and of course, the canal wharf on the Brecon to Monmouthshire Canal. The area is also well known for outdoor and leisure pursuits including hill walking, cycling, and hang gliding.

For more comprehensive shopping and leisure facilities, Abergavenny is also easily accessible by car and boasts many high street shops and local boutiques as well as many restaurants and cafes.

The wider area is also well served for schools for all ages. Abergavenny railway station provides services to central London via Newport as well as Cardiff, Newport, and Manchester. Road links via the A465 and motorway network provide access to Cwmbran, Newport, Cardiff and West Wales as well as Bristol, London and the Midlands.

ACCOMMODATION

GROUND FLOOR

Entrance Hallway
Cloakroom / WC
Dual Aspect Living Room with fireplace
Triple Aspect Conservatory
Dining Room with bay window
Dual Aspect Kitchen / Breakfast Room
Dual Aspect Study
Utility Room

FIRST FLOOR

Galleried Landing
Bedroom One with en-suite shower room, dressing area and separate WC.
Bedroom Two
Bedroom Three
Bedroom Four
Family Bathroom with sauna cabin

OUTSIDE

FRONT GARDEN | This family home is approached via a curved driveway which provides off street parking and leads to a pathway connecting the drive to the entrance porch. The driveway leads to a semi-detached double garage. To the side of the driveway, there is a large front garden, predominately lawned with pretty, shaped flowerbed borders hosting a delightful array of flora and herbaceous shrubbery. The garden wraps around both sides of the house with space for a seating area and welcome shade from the south facing garden at the rear which has gated access both sides to the front.

DOUBLE GARAGE | Two up and over vehicular doors, power, lighting, concrete floor.

SOUTH FACING REAR GARDEN | Occupying a corner plot at the end of the cul-de-sac, the rear garden is of a good size for families or keen gardeners and encircles the house which sits almost centrally in its plot. Well planted with lots of areas of interest, two clematis clad archways lead from a patio at the side of the house into the main body of the garden, linking into an attractive block paved patio which adjoins the conservatory, making this a wonderful spot from which to sit and enjoy the surroundings. The garden is lawned with a paved path leading to the side and a further seating area in the corner to catch the evening sun. This mature garden is planted with a variety of flora and foliage including roses, acers, a wisteria and cottage style flowers. To the eastern boundary is a small water feature with a gazebo. Also in the garden: a shed, and an outside water tap.



GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Covenants | The property is registered with HMLR, Title Number WA843251. There are restrictive covenants associated with the property, for further details, speak to the Agent.

Services | Mains gas, electric, water and drainage are connected to the property.

Council Tax | Band G (Monmouthshire County Council)

EPC Rating | Band D

Flood Risk | No flood risk from rivers or surface water according to Natural Resources Wales.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property.

Broadband | According to Openreach, a full fibre connection to the property is available in this area.

Mobile network | According to Ofcom, 02, Three, EE, & Vodafone provide indoor coverage in this area.

Viewing Strictly by appointment with the Agents

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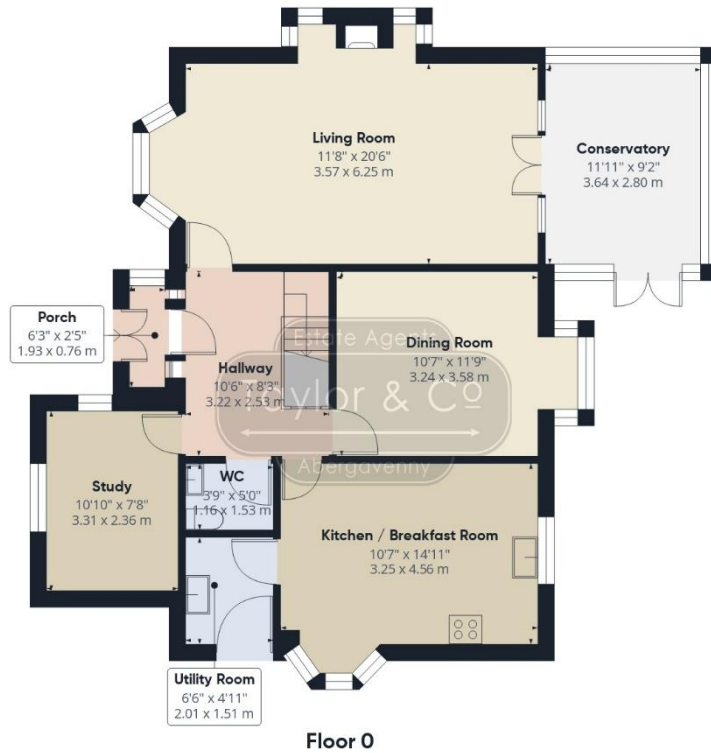


Floorplan

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Approximate total area⁽¹⁾

1949 ft²

181.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.