Christie Residential

YOUR HOME, HANDLED WITH CARE

Blaenavon Road, Govilon, Abergavenny

£525,000

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About this property

A beautifully presented detached period home, Uplands combines traditional character with thoughtfully updated accommodation, generous gardens and an enviable outlook across the Usk Valley towards the Sugar Loaf.

Built in the years following the First World War in the Edwardian tradition, the property has been substantially improved by the current owners and offers three double bedrooms, well-proportioned living space and a particularly generous plot. The property is entered via an entrance hall, providing a welcoming introduction to the home, with access to the principal ground floor accommodation and a useful cloakroom/WC. The living room is a particularly attractive room, offering generous proportions and a feature bay window incorporating a window seat, creating a lovely spot to sit and enjoy the views whilst allowing plenty of natural light to fill the room. The kitchen/family room forms the heart of the home and has been superbly fitted with a range of contemporary units, complemented by integrated appliances, and enjoys direct access to the garden through French doors. From the attractive rear hallway, stairs lead up to a landing with picture window enjoying delightful views over the garden and Usk Valley. On the first floor there are three generous double bedrooms and superbly finished, fully tiled shower room. It should be noted there there is a large attic space with potential for conversion.

The generous plot is a particular feature, with gardens to both the front and rear enjoying an attractive outlook across the Usk Valley towards the Sugar Loaf. The front garden is largely laid to lawn, with a patio area accessed directly from the kitchen/family room, providing an ideal place to sit and enjoy the surroundings. To the rear, a substantial patio is interspersed with established trees and shrubs, including an attractive Acer, creating a lovely setting with a degree of privacy and space to relax or entertain. Steps lead up to a sizeable outbuilding with power, offering excellent potential as a home office, studio or hobby space. Behind this is a further timber summer house. A particularly large hardstanding area provides parking for numerous vehicles, with further potential to construct a garage, subject to the necessary consents.

Govilon is located at the base of the Blorenge Mountain which dominates the Usk Valley. Its situation provides panoramic views of the Brecon Beacons National Park. Local services currently include a public house, a village shop, a garage, church and chapel. The canal wharf provides access to the Monmouthshire and Brecon Canal making it an ideal spot for cyclists and walkers alike. Its rural aspect is notwithstanding the fact that it is less than three miles from the popular and bustling market town of Abergavenny and its railway station. Drivers can easily access the Heads of the Valleys Road within minutes and the M4 corridor is 30 minutes away. Govilon 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.



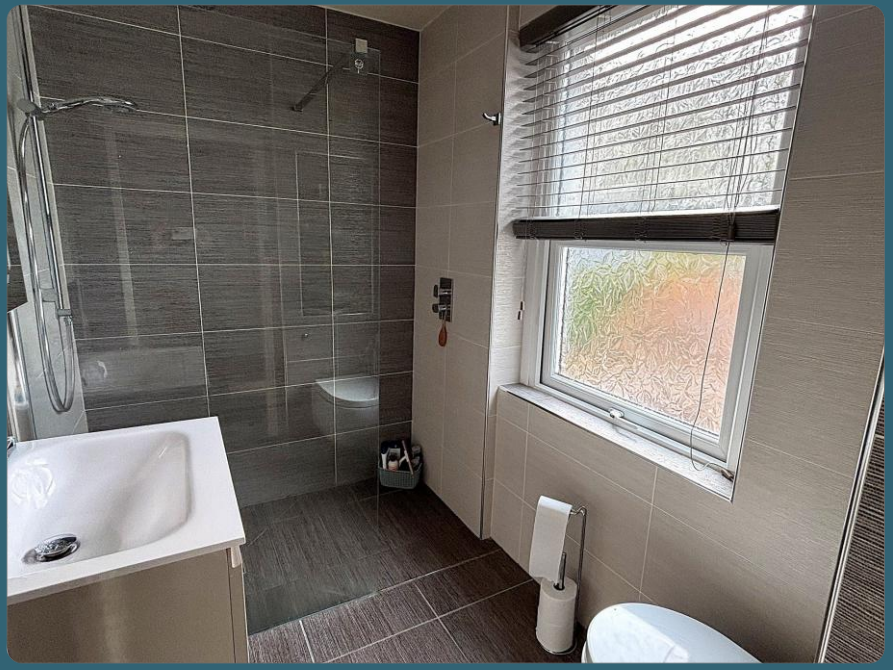






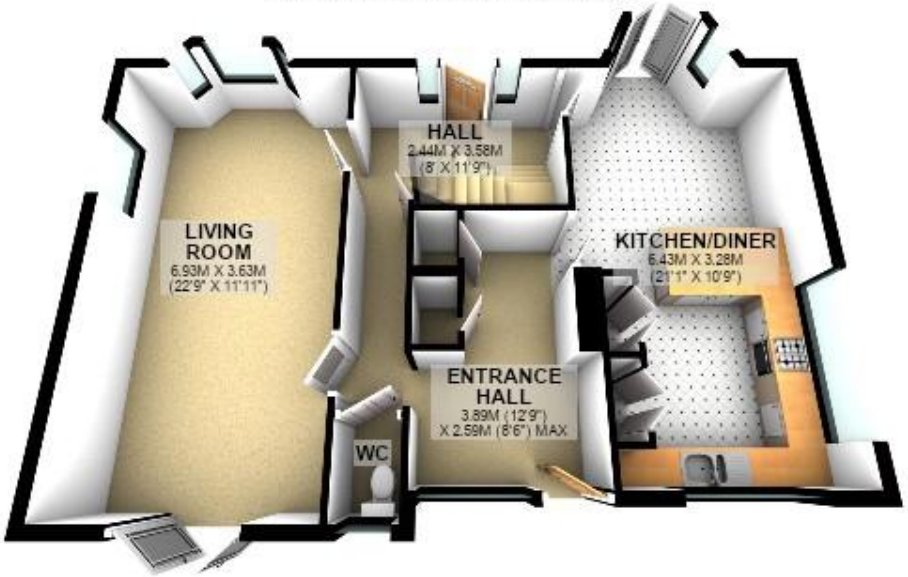






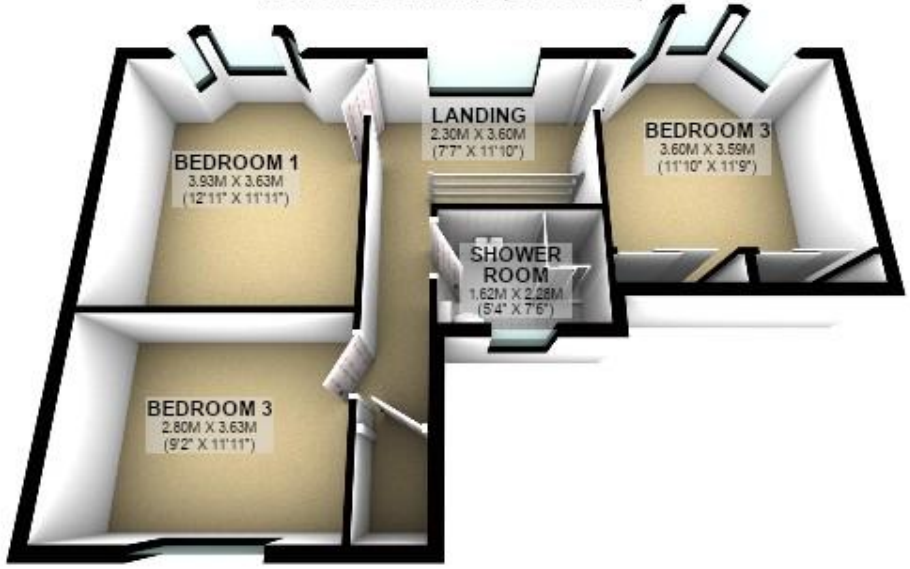
GROUND FLOOR

APPROX. 74.5 SQ. METRES (801.5 SQ. FEET)



FIRST FLOOR

APPROX. 57.2 SQ. METRES (615.7 SQ. FEET)



TOTAL AREA: APPROX. 131.7 SQ. METRES (1417.2 SQ. FEET)





EPC TO BE ADDED HERE

Directions

From the centre of Abergavenny (NP7 5EU) follow the Monmouth Road for 0.9 miles to the Hardwick roundabout taking the third exit onto the A465 towards Gilwern. Take the first exit signposted Llanfoist, taking the second exit at the mini-roundabout and then the first exit onto Merthyr Road (B4246). Cross over the next mini roundabout taking the second exit and continue for 1.2 miles. Take the left turn signposted Blaenavon Road and the property can be found on the right hand side. The What3Words reference is ///morphing.imprints.panning.

USEFUL information

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

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Standard broadband is available (provided by Openreach) with an estimated maximum speed of 19 mbs. A higher download speed is available via mobile providers (currently 38 mbs with Three). 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.