



58 MAMETZ GROVE

GILWERN | ABERGAVENNY | MONMOUTHSHIRE | NP7 0FA

 parrys
Ahead of the curve

WELCOME TO 58 MAMETZ GROVE

A substantial detached family home set within a desirable and established residential area on the fringe of the ever popular village of Gilwern. Beautifully presented throughout, the property features neutral décor, quality fittings, and a welcoming sense of space that makes this beautiful home ideal for modern family living.

KEY FEATURES

- Attractive four bedroom detached property
- Situated in a popular residential area on the fringe of Gilwern
- Off road parking for several vehicles and single garage
- Well kept front garden and private rear garden



THE PROPERTY

The ground floor flows seamlessly throughout, with doors leading to the spacious kitchen and bright living room, while the dining room sits centrally and can be accessed from both rooms. The living room is generous in size, featuring a wall mounted electric fireplace and windows overlooking the front of the property. Internal double doors open into the dining room, which can comfortably accommodate a large dining table and enjoys an abundance of natural light from the patio doors that open onto the rear garden.

The kitchen/breakfast room is fitted with a range of contemporary cream base and wall units, along with an integrated electric oven and inset four ring gas hob with extractor hood above. The adjoining utility room offers matching units, plumbing and space for appliances, and an external door for added convenience. A useful understairs storage cupboard and a WC complete the ground floor.







FIRST FLOOR

Stairs rise to a spacious first floor landing, giving access to all four bedrooms. The principal bedroom benefits from an ensuite shower room, while the three further bedrooms are served by a modern family bathroom.



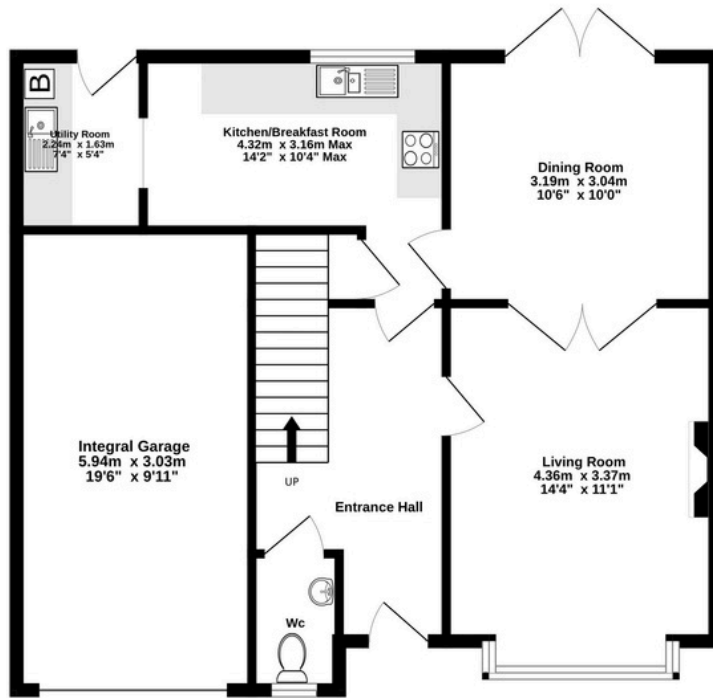
OUTSIDE

To the front of the property, a double driveway provides parking for several vehicles and gives access to the single integral garage. A pathway runs alongside the driveway to the front door, with the front garden positioned to the right and mainly laid to lawn. A mature hedgerow defines the boundaries to the front and sides, offering a sense of privacy. A side gate leads through to the rear garden.

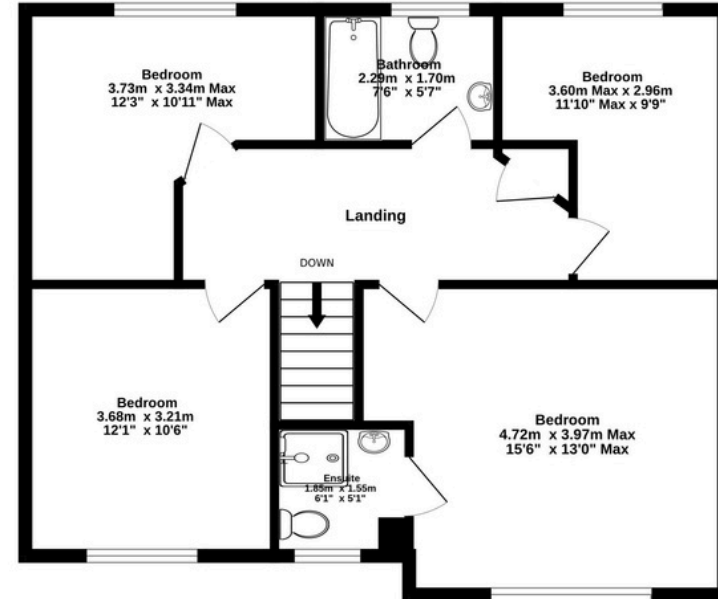
The rear garden is private and enclosed by wooden fencing and predominantly laid to lawn. A gravelled area borders the house, complemented by several patio spaces which provide a choice of areas to sit, relax, and enjoy the outdoors.



Ground Floor
71.1 sq.m. (766 sq.ft.) approx.



1st Floor
65.2 sq.m. (702 sq.ft.) approx.



TOTAL FLOOR AREA : 136.4 sq.m. (1468 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





LOCAL AREA

The house is situated on the sought after Charles Church development on the edge of the Brecon Beacons/ Bannau Brycheiniog National Park 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 westbound towards Merthyr Tydfil and at the first roundabout take the third exit towards Gilwern and continue along this road into the village. Continue for approximately 400m and turn right into Ty Mawr Road. Continue down the hill and Mametz Grove is the second turning on your left. The property is the fourth along on the left hand side.

What 3 Words - [///fortnight.bonkers.gossiping](https://www.what3words.com/fortnight.bonkers.gossiping)



INFORMATION

Price: £410,000

Local Authority: Monmouthshire County Council.

Council Tax Band: F. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

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

Tenure: Freehold.

Services: We understand that the property is connected to mains electricity, gas, water and drainage.

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

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

Title: The house is registered under Title Number CYM663760 – a copy of which is available from Parrys.

Agent's Notes: Not to use the property for any purpose other than a private dwelling.
No commercial, caravan or boats to be parked at the property.
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.



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