

# TY-NEWYDD

STATION ROAD | GILWERN | ABERGAVENNY | MONMOUTHSHIRE | NP7 0HN



P) parrys

# WELCOME TO TY-NEWYDD

A detached 3 bedroom property in an elevated, semi-rural location within the Brecon Beacons / Bannau Brycheiniog National Park. The far reaching views towards the Sugar Loaf Mountain and the surrounding countryside can be enjoyed from the rear of the property and the garden which wraps around the house. Located circa 5 miles West of Abergavenny and a short distance from the village of Gilwern with a range of local amenities.



- Detached 3 bedroom house in semi-rural location
- Spectacular far reaching views
- Principle bedroom with balcony
- Garage and driveway parking
- Located within the Brecon Beacons / Bannau Brycheiniog National Park

## THE PROPERTY

Step inside this detached family home, which briefly comprises: Welcoming entrance hall with a door leading to the dining room with a large window to the front of the property, an archway which creates an open plan feel leads to the sitting room at the rear of the property. The sitting room is spacious and benefits from dual aspect windows overlooking the side and rear garden with countryside views. From the dining room a door leads to the modern kitchen which is fitted with a good range of modern base and wall cupboards and ample space for freestanding appliances, dual aspect windows and side door with external steps leading down to the garden and to the lower basement. Completing the ground floor accommodation is a W.C. Stairs rise to the first floor which comprises the principal bedroom with a balcony making the most of the stunning views. Also accessed from the landing are two further bedrooms with windows to the front and the main family bathroom. There is also useful storage in the eves.



## OUTSIDE

The property is approached via double wrought iron gates on to a tarmacadam driveway which provides parking for several vehicles and access to the garage. The garden is mainly laid to lawn and is bordered by wooden and wire fencing and walling. The garden is slightly sloping to both sides and wraps around the property to the rear with a paved path and steps leading to the rear patio providing a seating area with fantastic views.



## INFORMATION

**PRICE:** £375,000

**EPC Rating:** E. To view the full EPC please visit [www.gov.uk](http://www.gov.uk)

**Tenure:** Freehold.

**Local County Council:** 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.

**Services:** We are advised that the property is on mains electricity and water. Septic tank drainage. Oil fired central heating.

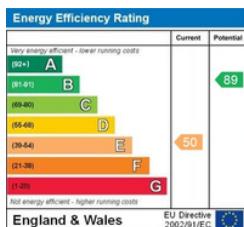
**Broadband:** Standard and superfast fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

**Mobile:** Three, EE and 02 likely indoors. EE, Three, 02 and Vodafone likely outdoors. Please make your own enquiries via Ofcom.

**Title:** The house is registered under Title Number CYM697040- a copy of which is available from Parrys.

**Directions:** From Abergavenny take the Heads of the valley road sign posted Merthyr Tydfil. Upon the Gilwern roundabout, take the second exit. Continue along this road and take the left turning for Station road (if you pass the Lion Hotel on your right hand side, you have gone too far). Follow Station road up the hill for approximately 1/4 mile. (Do NOT take the right turn for Old Trap Road). Bear left. After a further approximate 1/4 mile take the road to the right (do not bear left over the bridge). The property will be found along here on the right hand side.  
What 3 words: //sunflower.eyelash.shine

**Location:** The property is located in the village of Gilwern, and is a short distance from a range of local amenities including convenience stores, hairdressers, public houses, doctor's surgery and a well-regarded primary school. Gilwern lies within the Brecon Beacons National Park / Bannau Brycheiniog National Park, an area renowned for its beauty and spectacular countryside, offering a range of activities including walking, horse riding, paragliding and field sports. The nearby Monmouthshire and Brecon canal offers access to level walks along the towpath and narrow boats can be hired to enjoy the canal and the countryside at a gentle pace. Gilwern is approximately 4 miles to both Abergavenny and Crickhowell where a wider range of services can be found including high schools and supermarkets. The village 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.



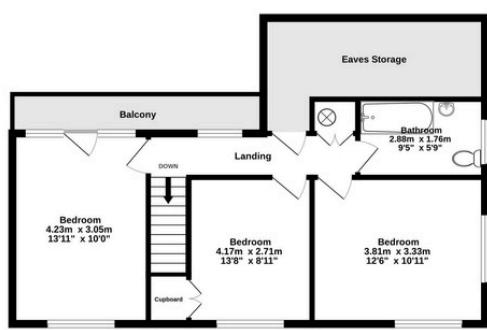
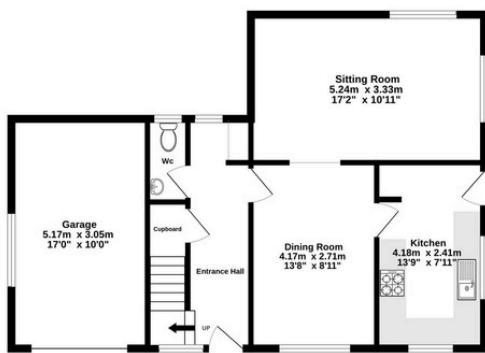
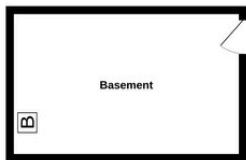
Watch the video tour here



Basement  
17.4 sq.m. (188 sq.ft.) approx.

Ground Floor  
67.0 sq.m. (721 sq.ft.) approx.

1st Floor  
58.4 sq.m. (628 sq.ft.) approx.



TOTAL FLOOR AREA : 142.8 sq.m. (1537 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.

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