



14 OLD RECTORY CLOSE

GILWERN | ABERGAVENNY | MONMOUTHSHIRE | NP7 0DZ

14 Old Rectory Close

This spacious and well presented detached family home offers versatile living with three reception rooms, all decorated to a high standard. Located in an elevation position in a cul-de-sac location on the edge of Gilwern village the property offers far reaching views towards the surrounding rolling countryside. Outside the property offers ample off road parking and a detached garage.

- Well-presented and spacious family home
- Three well proportioned reception rooms
- Modern kitchen/breakfast room with separate utility
- Quiet location with garage and driveway parking
- Views over the surrounding countryside



STEP INSIDE

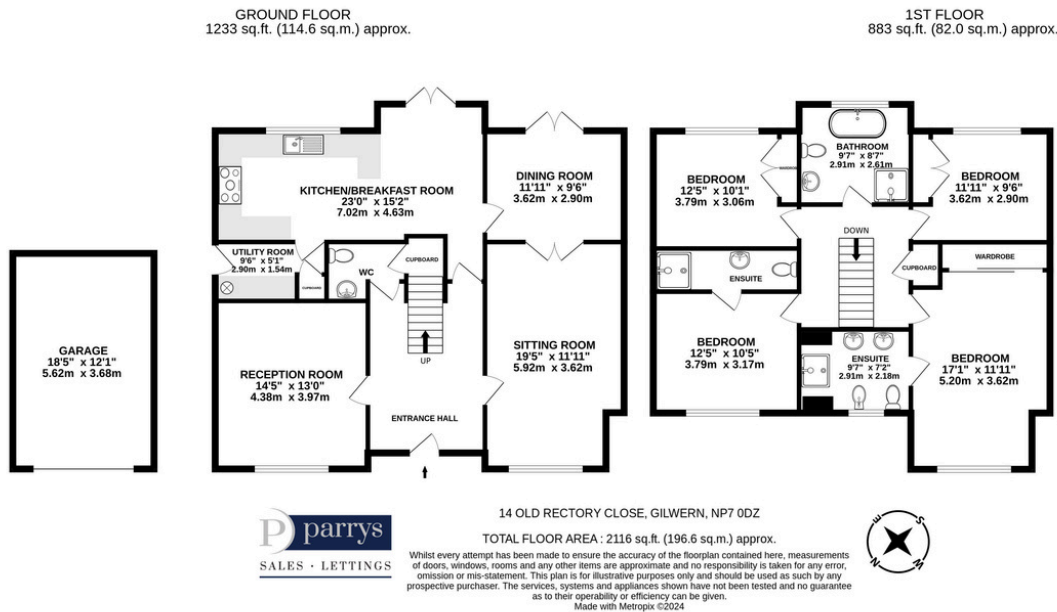
This property is entered through the front door into a bright and impressive hallway with stairs leading up to the first floor and doors off to the downstairs reception rooms and a cloakroom with understairs storage cupboard. A reception room at the front is currently being used as a study/lounge by the current owners and to the other side of the entrance hall is a sitting room with double part glazed doors leading to the dining room. The dining room is currently being used as a snug with French doors opening out onto the garden and another door leading through to the modern kitchen/breakfast rom. The breakfast room also has French doors opening out onto the garden and the kitchen is immaculately presented with modern units, complete with a separate utility room. To the first floor are four bedrooms, two of which are ensuite and a family bathroom with a roll top bath and separate shower cubicle.





STEP OUTSIDE

The property is set behind wooden gates which open onto a gravelled driveway with parking for several cars and a detached single garage. A path leads through the pretty landscaped front garden to the front door with a paved path leading round both sides of the house to the rear garden. Mainly laid to lawn, the back garden offers stunning views over the surrounding countryside with a separate decked and paved area providing ample seating options to take in the beautiful surroundings.



LOCATION

The quiet hamlet of Maesgwartha sits between the villages of Gilwern and Clydach on the fringe of the Brecon Beacons National Park and enjoys an elevated position with views across the spectacular Clydach Gorge. Gilwern has a range of local amenities including convenience stores, hairdressers, public houses, doctor's surgery and a well-regarded primary school. The area is renowned for its beautiful countryside, offering a range of activities including walking, horse riding, paragliding and cycling. The nearby Monmouthshire & Brecon Canal offers access to level walks along the towpath and narrow boats can be hired to enjoy the scenery 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 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 Abergavenny.

TITLE

The house is registered under Title Number CYM99353 – a copy of which is available from Parrys.

ASKING PRICE

Offers in Excess of £450,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

D

SERVICES

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

Broadband:

Standard, superfast and ultrafast fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile:

EE, Three, O2 and Vodaphone (Indoors and Outdoors). Please make your own enquiries via Ofcom.

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

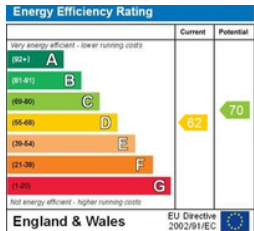
Band - G. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

AGENTS NOTES

Photographs and media were taken in June 2024. 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.

DIRECTIONS

From Abergavenny head west on the A465 Heads of the Valleys road. At the first roundabout take the third exit onto the A4077 towards Gilwern/Crickhowell and proceed through the village, turning right at The Beaufort Arms then bearing left towards Crickhowell. Opposite The Corn Exchange pub, turn left and proceed up Church Road for 250m then turn left just over the canal into Maesgwartha Road. Continue for around half a mile and turn right into Old Rectory Close. The property is on the left-hand side of the road.





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