



19 USK VIEW

GOVILON | ABERGAVENNY | MONMOUTHSHIRE | NP7 9PD

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Ahead of the curve

19 Usk View

An extended three bedroom terraced home located on the fringe of the popular village of Govilon, located within Brecon Beacons (Bannau Brycheiniog) National Park and within walking distance to the Monmouthshire and Brecon Canal.

- Three bedroom terraced house
- Located on the fringe of the popular village of Govilon
- Countryside views to front and rear
- Within walking distance of the Monmouthshire and Brecon Canal
- Parking to the rear

STEP INSIDE

Enter into the front porch and through the door leading to the entrance hall with stairs rising to the first floor and a door to the sitting room. The sitting room has a large window overlooking the front garden and countryside beyond and a door leading through to the well fitted kitchen with window overlooking the rear garden. Beyond this is the rear hallway with French doors opening on to the patio and garden. The ground floor bathroom, complete with corner bath and separate shower, is also accessed off the rear hall. To the first floor are three bedrooms, the principal bedroom with an ensuite WC and wash hand basin.





STEP OUTSIDE

The front of the property is approached by a path leading through the front garden, which is mainly laid to lawn and bordered by hedging and flowerbeds. To the rear is a patio area with steps down to the rear garden which is a mixture of lawn and patio. Steps at the end of the garden lead down to a gated parking area with space for multiple vehicles which can be accessed from Stephens Crescent, beyond is an open amenity area which borders the Monmouthshire and Brecon Canal.

AGENTS NOTES

-The property is an ex local authority house.
The property must be used as a private dwellinghouse and no trade or business shall be carried on upon the property.
-Consent will be needed from the council to erect any outbuildings at the property.
-No caravans are permitted to stand in front of the property.

CONSUMER PROTECTION REGULATIONS

Estate Agents are obliged, under the Consumer Protection Regulations, to provide any prospective buyers with any material information relating to properties that are being marketed. Parrys are committed to providing as much information as possible to enable buyers to make an informed decision with regard to both viewing and offering on a property.

COUNCIL TAX

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

LOCATION

Govilon is located within the Brecon Beacons National Park and has the benefit of a village shop and two public houses. The Brecon and Monmouth canal runs through the village in addition to cycle paths and footpaths. The village lies at the foot of the Blorenge Mountain and offers opportunities to enjoy outdoor pursuits including canalside walks, cycling and horse riding in the surrounding countryside. A wider range of amenities including banks, doctors, dentists, library, shops, supermarkets, general hospital, leisure centre, theatre and cinema are available in Abergavenny which is some 2 miles away. Abergavenny has a mainline railway station and a bus station serving local and national routes and the road network (A465 and A40) offers access to Cardiff, Merthyr, Hereford and the motorway network (M4, M5 and M50) via the A40/A449 to Bristol, London and the Midlands.

FIXTURES AND FITTINGS

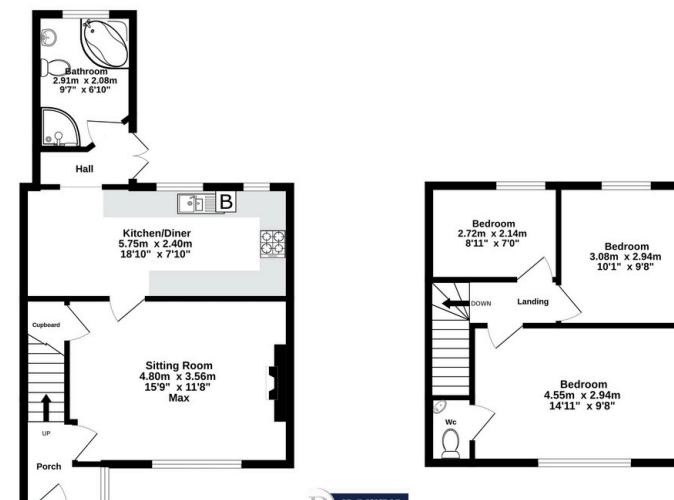
Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

LOCAL AUTHORITY

Monmouthshire County Council.

Ground Floor
43.0 sq.m. (463 sq.ft.) approx.

1st Floor
34.2 sq.m. (368 sq.ft.) approx.



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TOTAL FLOOR AREA: 77.2 sq.m. (831 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, areas and other details are approximate only and no guarantee can be given as to their accuracy or completeness. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © Parrys Property (Abergavenny) LLP
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ASKING PRICE

Guide Price £220,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

D

SERVICES

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

Broadband: Standard, superfast and ultrafast full fibre broadband available subject to providers terms and conditions.

Please make your own enquiries via Openreach

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

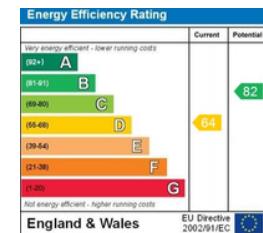
DIRECTIONS

From Abergavenny take the road out of town towards Llanfoist. At the Waitrose roundabout take the exit signposted Llanfoist. Continue through the village towards Govilon. Before reaching Govilon take a left hand turning signposted 'Blaenavon'. Continue along the road over the canal bridge and take the first right hand turning (on the left hand bend) into School Lane. The property can be found along this road on the right hand side.

TITLE

The house is registered under Title Number WA751147 - a copy of which is available from Parrys.

Scan to view video
of the house



Seller Insight

“ My brother and I grew up in this house. From children to adults, we've both experienced many, many happy memories here that will stay with us wherever we go. Although it's just been the two of us for the last three years, our Mum was the true reason this house was such a warm and loving home. We've considered ourselves very lucky to have lived in such a beautiful area our entire lives and we hope whoever follows after us will give this home the love it truly deserves.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

