

CHRISTIE

R E S I D E N T I A L



98 BRYNGLAS, GILWERN, ABERGAVENNY, NP7 0BN

A three bedroom semi-detached home offering well-proportioned accommodation and located in the sought after village of Gilwern near Abergavenny. The property has been extended and offers generous accommodation throughout with the added benefit of a large rear garden and no onward chain.

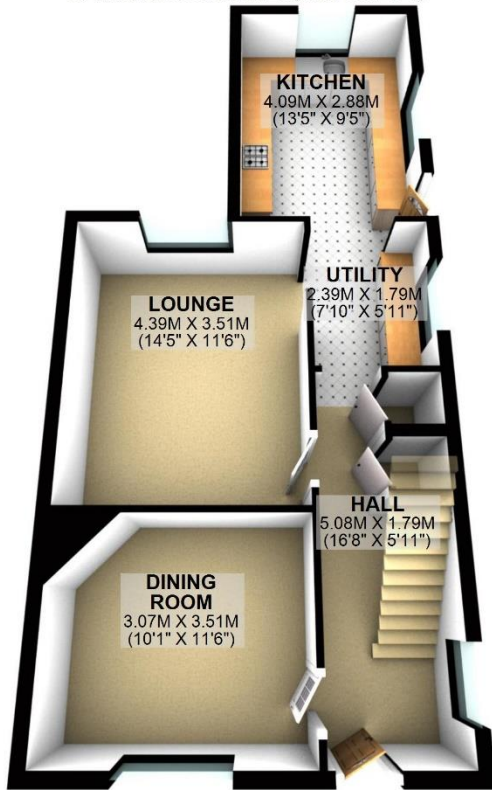
- Semi Detached House
- Three Bedrooms
- Lounge & Dining Room
- Kitchen/Breakfast Room
- Large Rear Garden
- Driveway Parking For Several Cars

PRICE £255,000



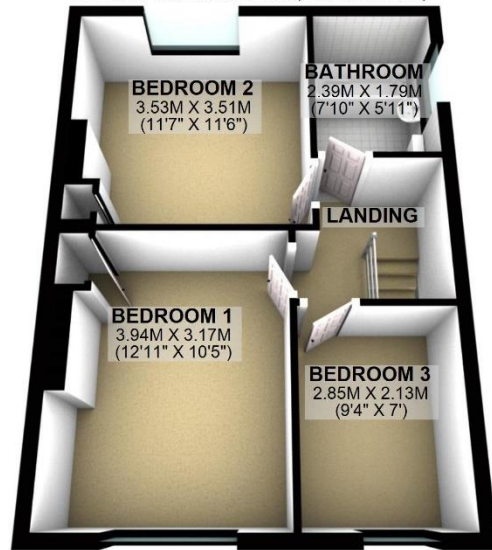
GROUND FLOOR

APPROX. 52.9 SQ. METRES (569.6 SQ. FEET)



FIRST FLOOR

APPROX. 40.8 SQ. METRES (439.7 SQ. FEET)



TOTAL AREA: APPROX. 93.8 SQ. METRES (1009.3 SQ. FEET)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | 58 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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ABOUT THIS PROPERTY

A three bedroom semi-detached home located at the end of a quiet, residential cul-de-sac within the popular Monmouthshire village of Gilwern, within the heart of Bannau Brycheiniog. Historically extended, the property affords well proportioned accommodation throughout with the ground floor comprising a generous entrance hall, lounge, separate dining room and large kitchen/breakfast room. Upstairs there are two double bedrooms, a single bedroom and three piece family bathroom. The property is set back behind low maintenance frontage with driveway leading to a side forecourt providing parking for a number of cars. The large rear garden enjoying delightful views across the Usk Valley, comprises a patio to the fore with steps up to a substantial area of lawn at the far corner which is a timber storage shed. Further benefits include gas central heating, double glazing throughout and a convenient location in the heart of the village giving access to a wide range of amenities. Offered with no onward chain.

ABOUT THE LOCATION

Gilwern is a beautiful and tranquil village in South East Wales with views of the Brecon Beacons and The Sugar Loaf mountains with walks or boating on the Monmouthshire and Brecon Canal. Whilst maintaining the benefits of a small village community, Gilwern is well served with amenities boasting a number of small shops, a post office, village hall, library, garage, two pubs and several places of worship. Whilst offering an exceptionally rural aspect, Gilwern still benefits from easy access to the popular and bustling market town of Abergavenny which along with its railway station is 4 miles away. Drivers can easily access the Heads of the Valleys Road within minutes and the M4 corridor is 30 minutes away. Gilwern 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.

DIRECTIONS

From Abergavenny take the A465 westbound towards Merthyr Tydfil. After approximately 2 miles take the third exit at the roundabout onto the (A4077) Abergavenny Road, signposted to Gilwern and continue for approximately 0.7 miles before turning right into Broadmead. Take the first left into Brynglas. Continue down the hill to the T-junction and turn left. Take the next left and continue up the hill whereupon the property can be found at the end of the cul-de-sac on the right hand side.

USEFUL INFORMATION

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

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property.

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.