



Christie Residential

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221

Web: christieresidential.co.uk

Email: hello@christieresidential.co.uk

Main Road, Gilwern,
Abergavenny
£260,000

- ♥ Attractive Double Fronted Period Cottage
- ♥ Three Bedrooms
- ♥ Spacious Open Plan Lounge/Diner
- ♥ Superb Fitted Kitchen





About this property

Situated in the heart of the popular Monmouthshire village of Gilwern, this attractive double-fronted period terraced home offers spacious and well-presented accommodation throughout, combining character features with modern finishes. Located within the Bannau Brycheiniog National Park and just a short drive from Abergavenny, the property enjoys an excellent position for both village life and access to the surrounding countryside. Offer well-proportioned accommodation throughout, the ground floor is centred around a generous open-plan lounge/dining room, a bright and welcoming space with oak flooring and patio doors opening to the rear garden, allowing for excellent natural light and easy indoor-outdoor living. Of the lounge is a superb fitted kitchen with extensive storage and integrated appliances, including eye level ovens, fridge freezer and dishwasher. Upstairs there are two well-proportioned double bedrooms and a third single bedroom, ideal as a home office or nursery. There is a stylish four piece family bathroom. To the rear is a manageable south facing garden which includes a patio to the fore with steps up to section of lawn. This is a charming home enjoying a great location in the heart of a thriving village community, and further benefits from 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. Continue for approximately 0.9 miles into the village and the property can be found on the left hand side just after the Beaufort Arms. The What3words reference is [///subway.wriggle.earmarked](https://www.what3words.com/#!/en/@@@subway.wriggle.earmarked).

USEFUL information

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

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach/Voneus) with an estimated maximum speed of 1800 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

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.

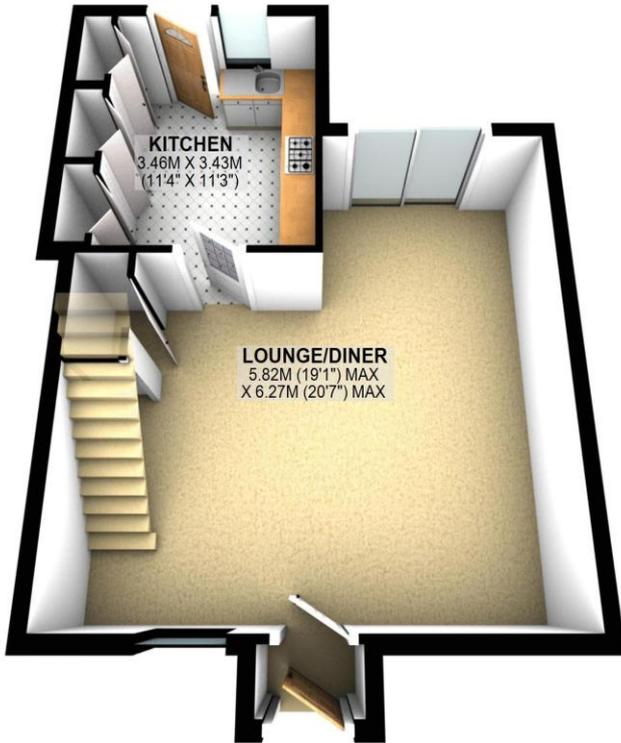
VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

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.

GROUND FLOOR

APPROX. 44.4 SQ. METRES (478.1 SQ. FEET)



FIRST FLOOR

APPROX. 43.4 SQ. METRES (467.0 SQ. FEET)



TOTAL AREA: APPROX. 87.8 SQ. METRES (945.1 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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