



Christie Residential

YOUR HOME, HANDLED WITH CARE

Pentwyn Lane,
Govilon

£895,000

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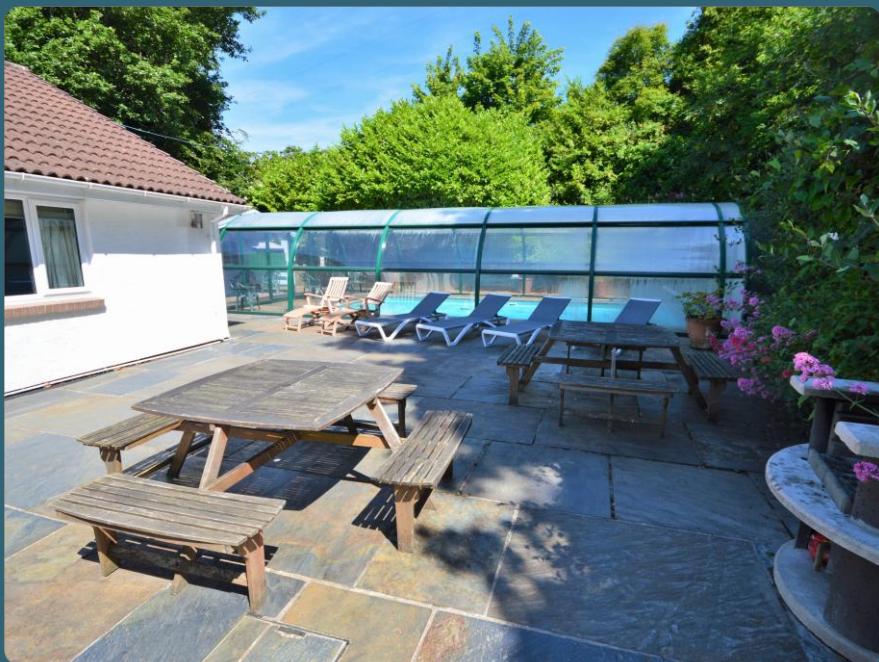


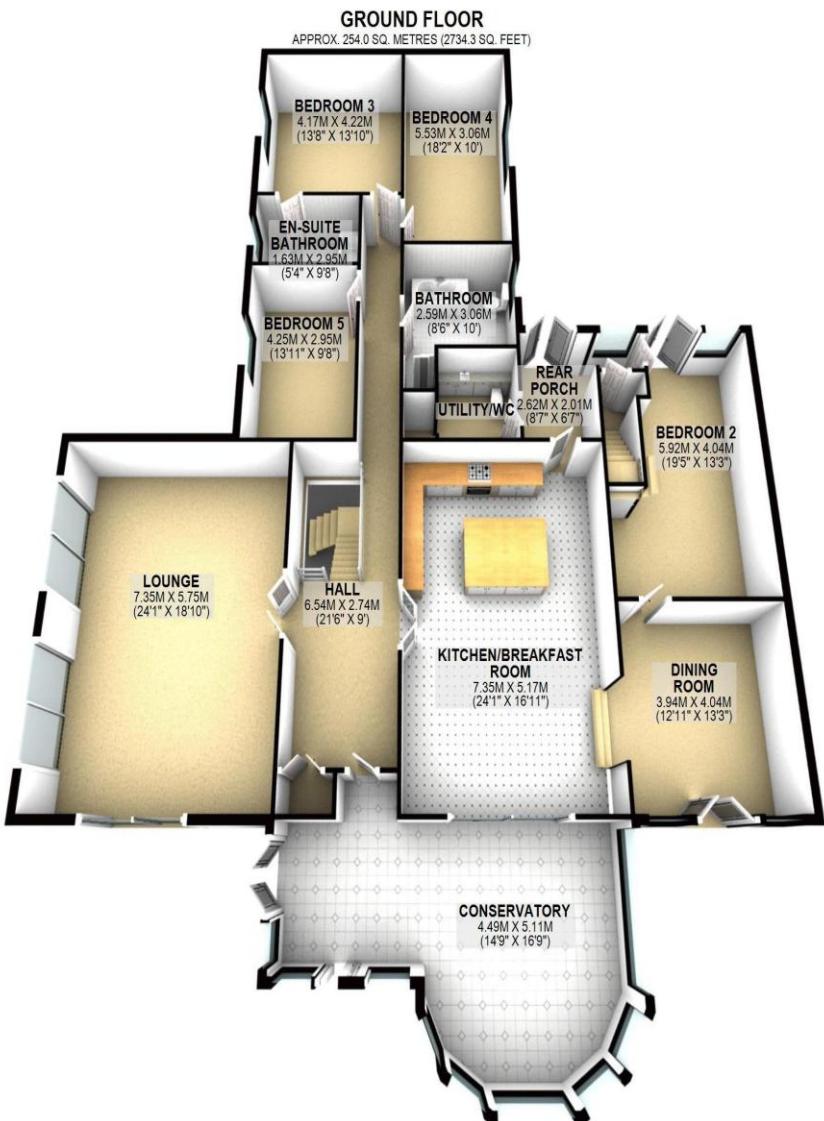


About this property

Individually styled and extended, split-level, detached family residence. Built in the mid 1980's and located in an exclusive residential enclave on the periphery of the Brecon Beacons National Park village of Govilon, this highly desirable home affords accommodation that is truly exceptional in its scope. In total "Treetops" offers over 4000sq feet of flexible space, which comprises on the ground floor, of a large lounge with double aspect and access to the wrap around veranda for enjoyment of views across the Usk Valley towards the Sugarloaf. Across the impressive entrance hall is the spacious modern kitchen fitted with a wide range of white gloss units and matching island with black granite worktops, complemented by natural stone floors which extend into the adjoining dining room. Also on the ground floor there are four double bedrooms, one with full en-suite bathroom, superb four piece family bathroom, large conservatory overlooking the front garden and utility room. On the first floor the current owners have substantially remodelled the master suite with separate concealed his and hers wardrobe storage, luxurious en-suite shower room, and enclosed balcony overlooking the rear terrace. On the lower level, there are two further double bedrooms, the larger of which having two sets of patio doors out to the garden, and a large bathroom. Attached to the property accessed externally is a garden 15' room with power and internet that would also make an ideal office. The property is approached via electrically-operated gates which open onto a driveway that sweeps down to a generous parking area at the end of which is a double garage with electric doors and additional timber storage shed. The established gardens surround the property and are a mix of lawns, patios, flower and shrub borders and a lower, uncultivated area more akin to woodland. The current owners have undertaken numerous improvements both inside and out, including the total remodelling of the rear terrace in natural stone slabs together with the installation of an all-weather pool enclosure complete with state-of-the-art heating/air-conditioning, along with the neighbouring hot-tub and timber summer house. In summary, this is a superb modern home offering an exceptional combination of accommodation and tranquillity in a superlative picturesque setting. Offered with no onward chain.



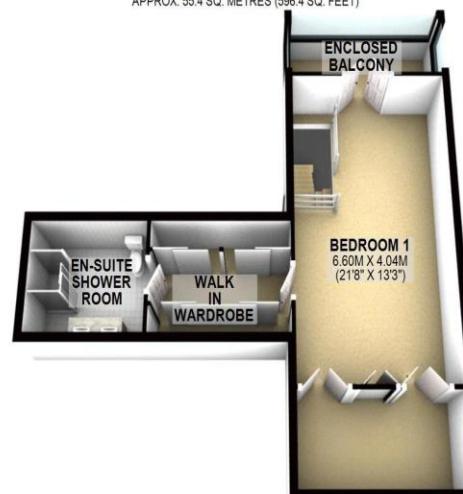




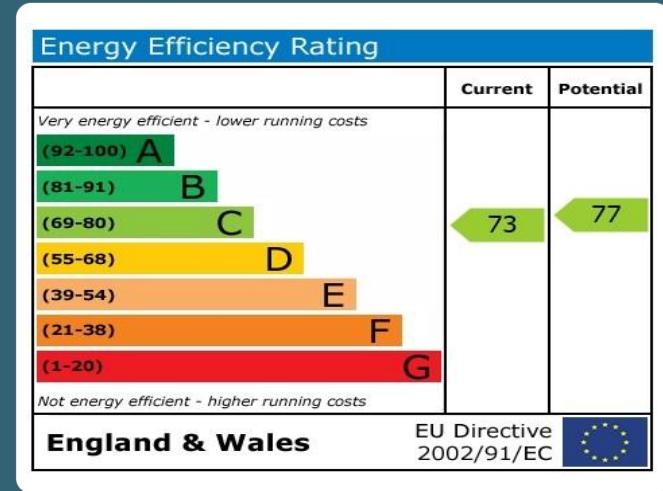
LOWER GROUND FLOOR
APPROX. 73.8 SQ. METRES (793.9 SQ. FEET)



FIRST FLOOR
APPROX. 55.4 SQ. METRES (596.4 SQ. FEET)



TOTAL AREA: APPROX. 383.2 SQ. METRES (4124.7 SQ. FEET)



Directions

From Abergavenny take the A465 (Heads of the Valleys Road) towards Gilwern and take the 1st exit for Llanfoist. At the roundabout take the first exit and cross over the next mini-roundabout taking the 2nd exit along Merthyr Road. Continue for 1.2 miles then take the left turn signposted Blaenavon. Continue over the canal bridge and turn right into School Lane and follow the road for approximately 0.5 miles and bear left up the hill (with the hump back bridge on the right) then take the left turn signposted Pentwyn. Follow Pentwyn Lane up the hill and then take the left turn with wooden fingerpost signs including Treetops. The property can be found a short distance along, on the left hand side.

USEFUL information

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

SERVICES: We understand that mains gas, electricity & water are connected to the property. Drainage is via a septic tank. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 80 Mbps. 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