

CHRISTIE

R E S I D E N T I A L



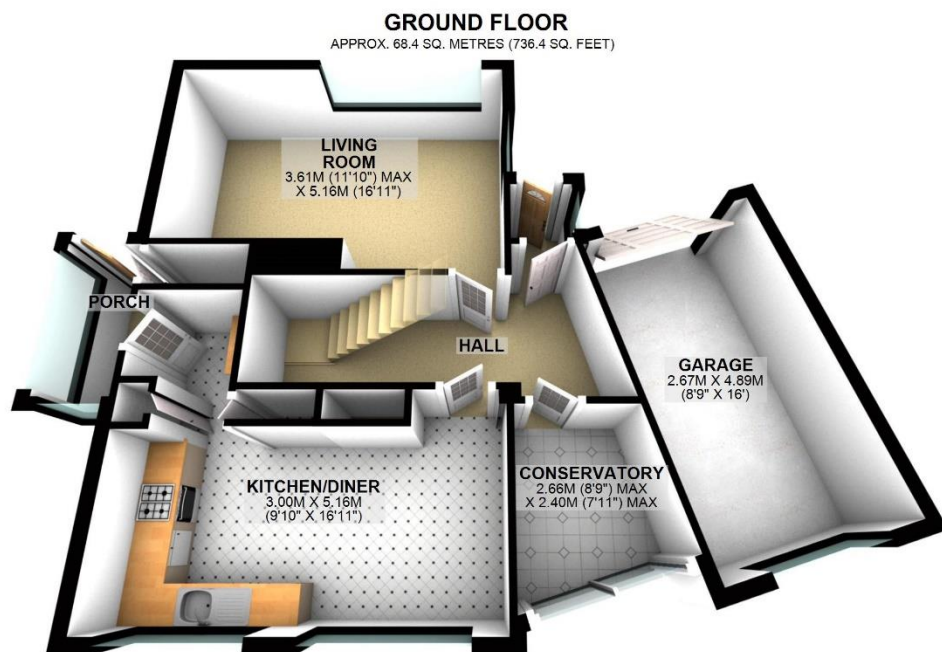
6 BASILDENE CLOSE, GILWERN, ABERGAVENNY, NP7 0AW

A three bedroom detached house located at the end of a quiet cul-de-sac in the Monmouthshire village of Gilwern, near Abergavenny. The property represents an excellent refurbishment opportunity and further benefits from front and rear gardens with excellent views and no onward chain.

- Detached Three Bedroom House
- 16' Lounge
- Kitchen/Breakfast Room
- Driveway & Attached Single Garage
- Popular Village Location
- No Onward Chain

PRICE	£299,950
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TOTAL AREA: APPROX. 111.9 SQ. METRES (1204.2 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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ABOUT THIS PROPERTY

A three bedroom detached home situated at the end of a quiet cul-de-sac within the popular Monmouthshire village of Gilwern, near Abergavenny. The property represents an excellent refurbishment opportunity that offers light and bright accommodation throughout. The ground floor comprises a welcoming entrance hall, which leads to the 16' lounge overlooking the front garden, kitchen/breakfast room and small conservatory. Upstairs there is a large principal bedroom with fitted storage, second double bedroom, comfortable single bedroom and family bathroom. The property is set back behind a low maintenance frontage with block driveway providing parking for one car and leading to the attached single garage. The rear garden is largely laid to lawn and enjoys fabulous views across the Usk Valley towards the Sugarloaf Mountain. It includes a wealth of shrubs and a patio to at far end from which to enjoy the views. 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. Continue to the end of the road and turn right into Basildene Close.

USEFUL INFORMATION

COUNCIL TAX: Band E. 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.