

# CHRISTIE

R E S I D E N T I A L



## 5 Usk View, Govilon, Abergavenny, NP7 9PD

This extended three-bedroom home offers spacious family living in a peaceful rural setting, with mountain views to the front and the Monmouthshire & Brecon Canal behind. Features include a modern kitchen/diner, log burner, refitted shower room, gardens, and garage.

- Extended End Terrace House
- Three Bedrooms
- Large Kitchen/Dining Room
- Living Room With Log Burner
- Garage
- Close to Canal & Cyclepath

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Price	£310,000
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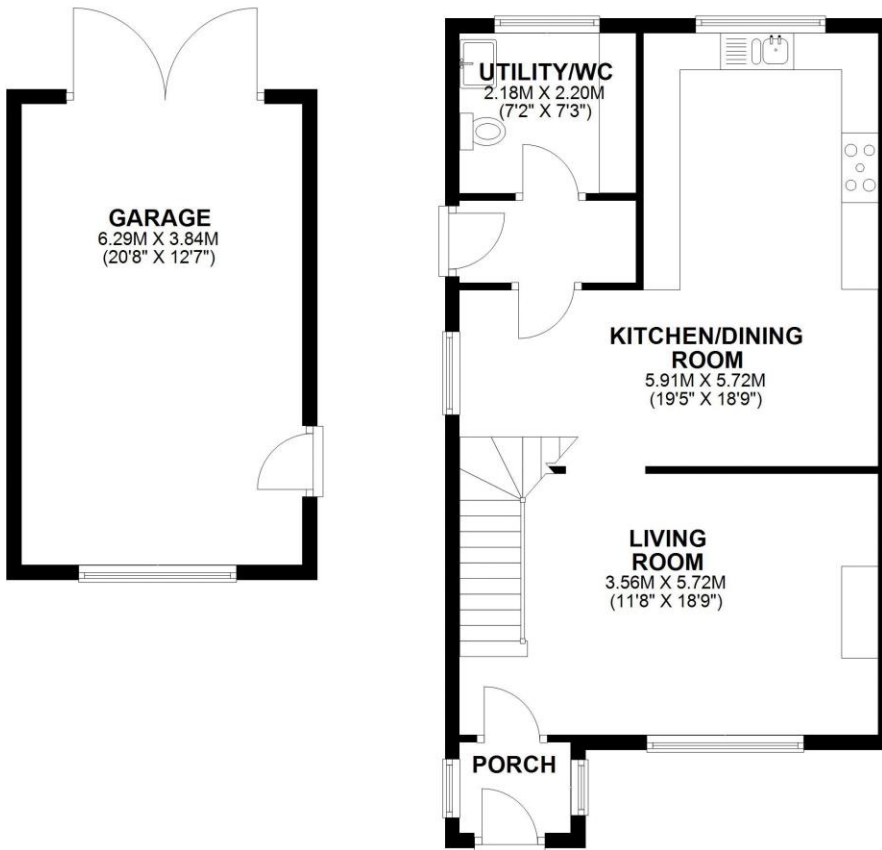
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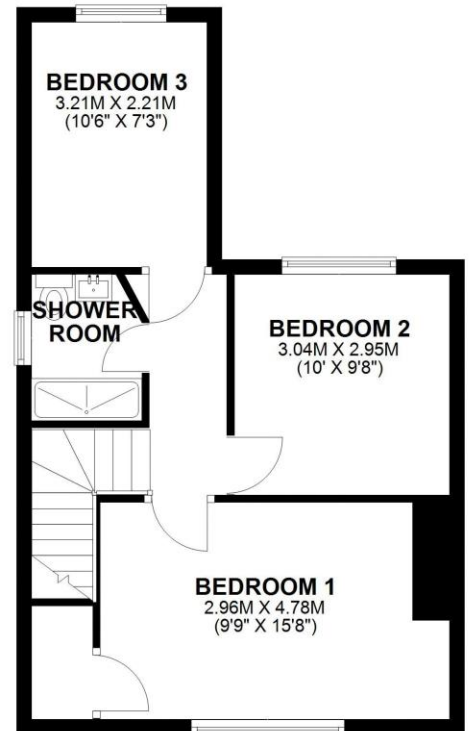
## GROUND FLOOR

APPROX. 80.5 SQ. METRES (866.2 SQ. FEET)



## FIRST FLOOR

APPROX. 42.1 SQ. METRES (453.6 SQ. FEET)



TOTAL AREA: APPROX. 122.6 SQ. METRES (1319.8 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## About this property

With open views to the front and backing onto green space and the scenic Monmouthshire & Brecon Canal, this extended three-bedroom home provides excellent family accommodation in a tranquil rural setting. The ground floor begins with an entrance porch leading into a spacious full-width lounge, featuring a wood block floor, stairs to the first floor, and a recently installed log-burning stove. This inviting space also enjoys picturesque views of the Bloreng Mountain. At the rear of the property, a generous kitchen/dining room spans the width of the house, offering ample room for a dining table and a well-equipped kitchen with integrated appliances. A lobby off the dining area leads to a utility room/WC and a side entrance. Upstairs, the landing gives access to three bedrooms. The master bedroom features stunning mountain views and a built-in storage cupboard. A stylish, recently refitted shower room completes the first floor. Outside, the south-facing front garden is low-maintenance with paving throughout, enclosed by hedging and fencing, and includes a side gate for easy access. The rear garden is also paved for ease of upkeep, with steps leading down to a path that connects to the garage and hardstanding parking area. The garage is accessed via double doors and includes power, lighting, windows, and doors to both the side and rear, offering flexibility as a workshop or storage space. Additional recent upgrades include redecorated interiors and newly plastered ceilings throughout.

Govilon is located at the base of the Bloreng Mountain which dominates the Usk Valley. Its situation provides panoramic views of the Brecon Beacons National Park. Local services currently include a public house, a village shop, a garage, church and chapel. The canal wharf provides access to the Monmouthshire and Brecon Canal making it an ideal spot for cyclists and walkers alike. Its rural aspect is notwithstanding the fact that it is less than three miles from the popular and bustling market town of Abergavenny and its railway station. Drivers can easily access the Heads of the Valleys Road within minutes and the M4 corridor is 30 minutes away. Govilon 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](http://www.monmouthshire.gov.uk) or call 01633 644488.

## Directions

From our office in Cross Street (NP7 5EU) follow the Monmouth Road (A40) for 0.9 miles take the fourth exit at the roundabout onto the A465 (Heads of the Valleys Road). Take the first exit (signposted Llanfoist), then take the second exit at the mini roundabout. At the next roundabout take the first exit into Merthyr Road and then take the second exit at the next roundabout continuing on Merthyr Road. After 1.2 miles take the left turn signposted Blaenavon. Continue along Blaenavon Road until crossing over the humpbacked bridge then take the right hand fork into Station Road. Usk View can be found after a short distance on the right hand side. The Waht3Words location is: [snapper.storyline.expand](https://www.snapper.storyline.expand.com/)

## 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) with an estimated maximum speed of 1800 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.

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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.