Christie Residential

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221
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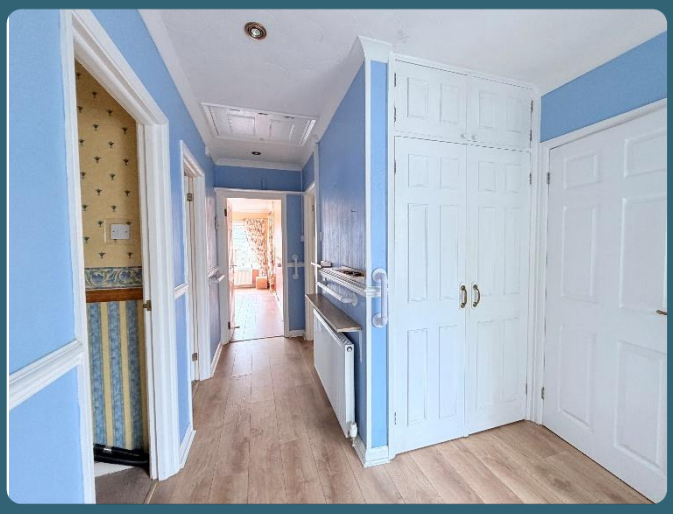
Broadmead, Abergavenny

£315,000

- Semi-Detached Bungalow
- Three Bedrooms
- Delightful Views To Rear
- No Onward Chain



About this property

A three bedroom semi-detached bungalow situated in a quiet cul-de-sac within the popular Monmouthshire village of Gilwern, on the edge of the Bannau Brycheiniog National Park. The property offers well-proportioned accommodation comprising a welcoming entrance hall, bright 14' lounge enjoying far-reaching views towards the mountains beyond and featuring patio doors opening onto the garden, and a kitchen leading to a conservatory/utility area with plumbing for a washing machine. There are three bedrooms and a shower room. The property is set behind a low maintenance frontage with a driveway to the side providing access to a car port and an attached garage with an electric roller door. The rear garden enjoys delightful views across the Usk Valley and features areas of lawn, a paved patio, greenhouse, and mature borders and flower beds. Further benefits include gas central heating, double glazing throughout, and a superb location within easy reach of local 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.

Directions

From Abergavenny take the A465 westbound towards Merthyr Tydfil. After approximately 2 miles take the exit signposted to Gilwern and the third exit at the roundabout onto the (A4077) Abergavenny Road. Continue for approximately 0.7 miles before turning right into Broadmead. The What3Words location is: verve.joked.tiny

USEFUL information

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

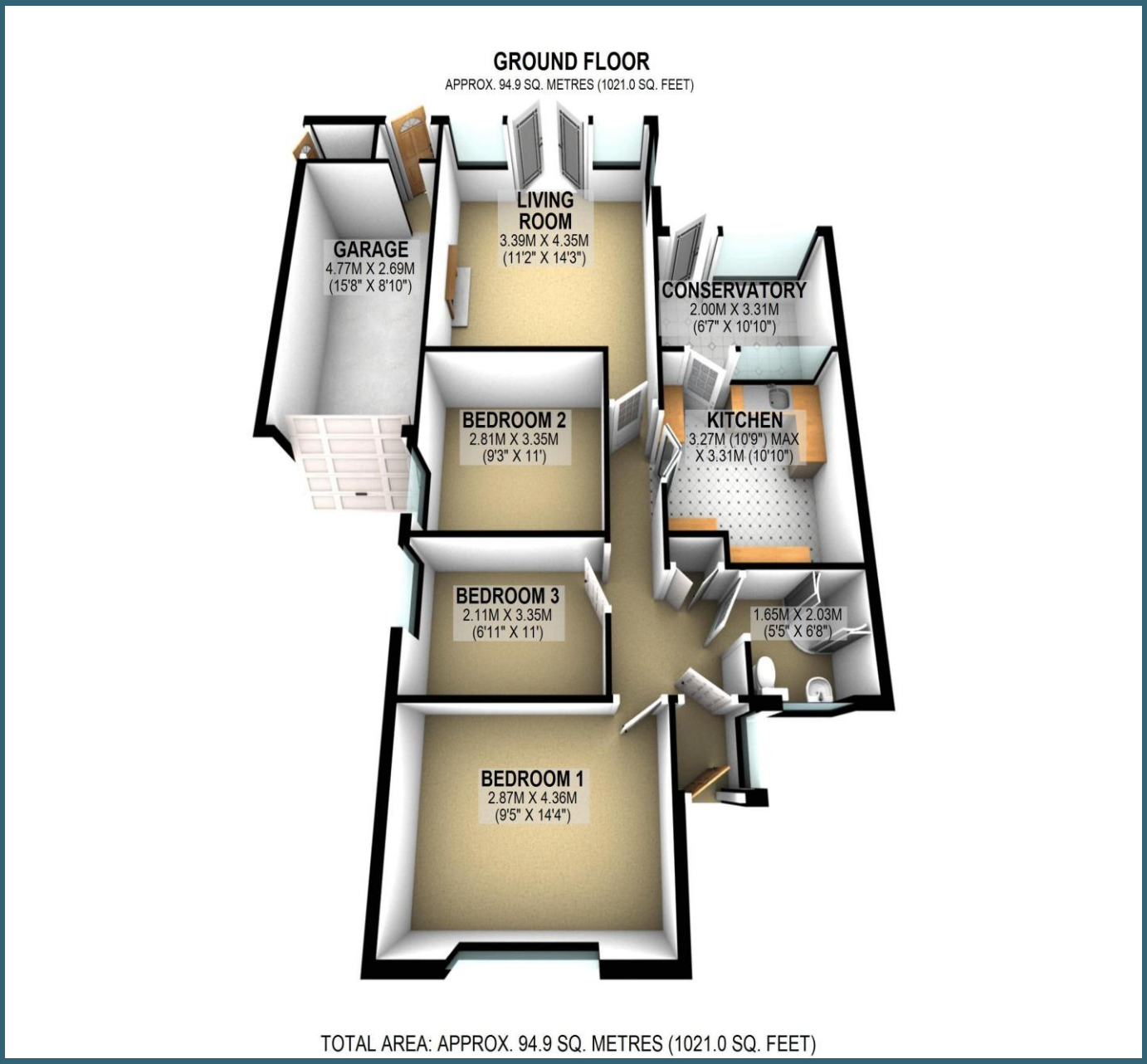
SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 71 Mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

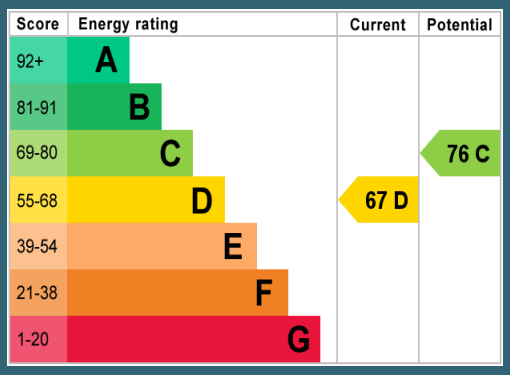
TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

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 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.





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