

CHRISTIE

R E S I D E N T I A L

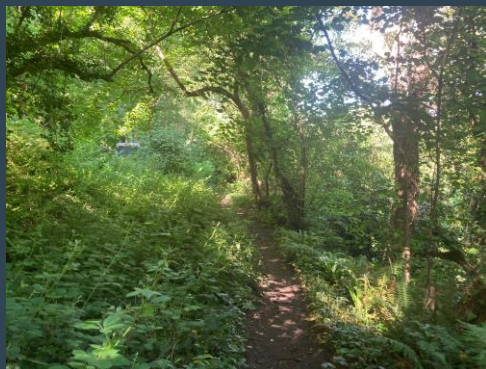


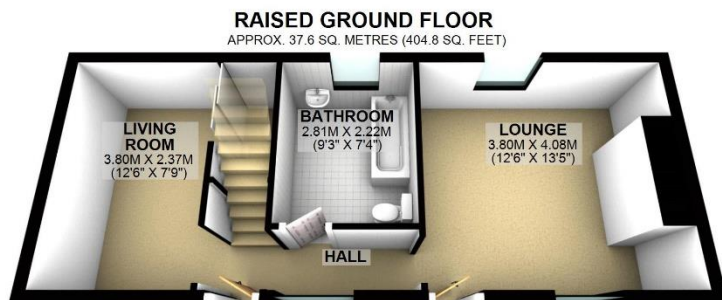
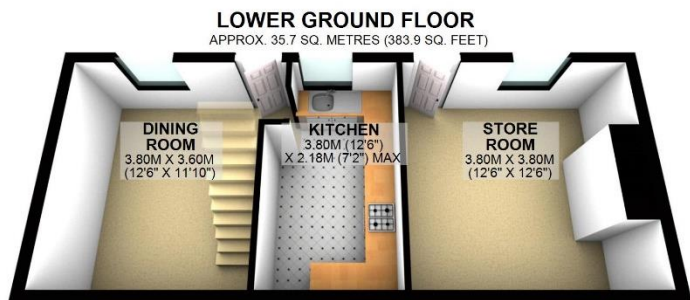
WATERFALL COTTAGE, MAES Y GWARTHA ROAD, GILWERN, ABERGAVENNY, NP7 0EP

A charming 3 bedroom detached cottage enjoying a discreet and secluded location on the edge of the village of Gilwern, near Abergavenny. The property benefits from extensive grounds including circa 8 acres of woodland, and offers a huge amount of potential both inside and out. Offered with no onward chain.

- Detached Period Cottage
- Three Bedrooms
- Superb Secluded Location
- Grounds Including Woodland
- Extensive Parking
- No Onward Chain

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| PRICE | £495,000 |
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TOTAL AREA: APPROX. 112.5 SQ. METRES (1210.5 SQ. FEET)

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 26 F | |
| 1-20 | G | | |

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ABOUT THIS PROPERTY

A charming and characterful, period property enjoying a secluded location, overlooking the River Clydach on the edge of the Monmouthshire village of Gilwern, near Abergavenny. Available on the market for the first time in over seventy years, Waterfall Cottage offers well proportioned accommodation with potential for further improvement, while retaining a number of period features. Set across three floors, the property is entered in on the middle, raised ground floor level which comprises an entrance hall, lounge with exposed brick fireplace housing a wood burning stove with original bread oven, a modern family bathroom and further reception room with wood burning stove. Stairs lead down to a dining area and separate fitted kitchen. Adjacent to the kitchen and accessed externally is a large store room, similar in size to the lounge above. There is undoubted potential to create a large kitchen/diner on this lower ground floor level. The top floor comprises, two double bedrooms, with a central room requiring partition to create a formal third bedroom. It should be noted that the property has been fitted with new upvc double glazing throughout. Waterfall Cottage is accompanied by extensive grounds including circa 8 acres of woodland that runs west of the property. The woodland is accessed via a path that runs across the top of the slope with the ground falling away to the river. Just off the path is also the footprint of an earlier property that existed on the site. The cottage retains the fishing rights for this section of the River Clydach. It is a magical addition to this already characterful home. To the rear of the house itself is a patio which overlooks the river and generous areas of garden on either side. There is potential for further cultivation to create larger formal gardens as well as developing the pre-existing vegetable gardens and there is also a brick-built outbuilding. The lane in front of the cottage forms part of the land across which is a area of ground providing extensive parking with timber single garage. This section offers yet more potential should additional outbuildings or more substantial garaging be required (subject to the necessary consents). This is a completely unique home in a superb location within the Brecon Beacons National Park a short walk from the Monmouthshire and Brecon Canal, that further benefits from no onward chain.

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, three 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.

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 0.9 miles into the village then turn right immediately after the Beaufort Arms and follow (A4077) Crickhowell Road for approximately 400 metres then turn left into Church Road. Proceed up the hill for 300 metres before taking the 3rd left onto Maes-Y-Gwartha Road. After 0.2 miles take the sharp left turn, and the property is the first down the lane on the right hand side.

USEFUL INFORMATION

- SERVICES:** We understand that there is a solid fuel heating system, and mains electricity, water and sewerage are connected to the property. The Council Tax band is E (Monmouthshire CBC – 01633 644644).
- 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.