

# CHRISTIE

R E S I D E N T I A L



## 46A WERN GIFFORD, PANDY, ABERGAVENNY, NP7 8RT

A two bedroom semi-detached property located on the popular Wern Gifford residential estate in the village of Pandy. The property is offered with no onward chain, and is located at the end of a quiet cul-de-sac. Other benefits include a garage and driveway, and a private rear garden with lovely views.

- Quiet Cul-De-Sac Location
- Semi-Detached
- Two Bedrooms
- Lounge
- Modern Kitchen
- No Onward Chain

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PRICE                      £220,000

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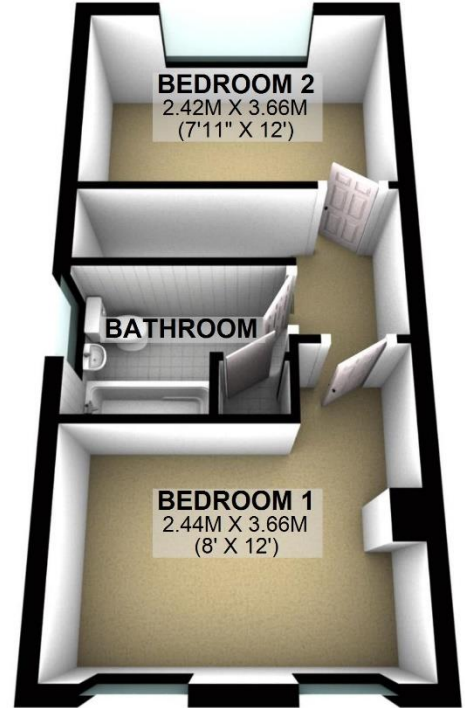
## GROUND FLOOR

APPROX. 43.8 SQ. METRES (471.6 SQ. FEET)



## FIRST FLOOR

APPROX. 27.7 SQ. METRES (298.5 SQ. FEET)



TOTAL AREA: APPROX. 71.5 SQ. METRES (770.0 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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## ABOUT THIS PROPERTY

A two bedroom semi-detached house located on a quiet cul-de-sac in Wern Gifford, a sought after residential estate in the Monmouthshire village of Pandy, near Abergavenny. The property affords ground floor accommodation comprising an entrance porch, living/dining room, and a fitted kitchen with access to the garden. Upstairs there are two double bedrooms, and a family bathroom. The house is situated at the end of a quiet cul-de-sac with a driveway providing parking for one car leading to an attached single garage. To the rear there is a private and enclosed garden largely laid to lawn with patio to the fore that benefits from pleasing views. Further benefits include oil-fired central heating, a popular village location and no onward chain.

## ABOUT THE LOCATION

The village of Pandy is situated approximately 6 miles from Abergavenny in a beautiful setting beneath the Skirrid Mountain. It is a popular with ramblers and hill walkers as Offa's Dyke Path runs through the village whilst the Brecon Beacons are within easy access. There is a village primary school and local shops in neighbouring Llanvihangel Crucorney. The area offers a variety of pubs and hosteries including the Skirrid Inn (the oldest pub in Wales), the Pandy Inn and the Park Hotel. The A465, Heads of the Valleys road travels through the village giving easy access to Merthyr Tydfil, Cardiff, Swansea and West Wales (southbound) and Hereford (northbound). It also connects with the A40/A449 leading to the M4, M50 & M5 motorways. Both Hereford and Abergavenny offer mainline railway stations providing access to the entire rail network. 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 Abergavenny town centre follow the A40 (Monmouth Road) 0.9 miles to the Hardwick Roundabout. Take the first exit and bear left following signs for A465 Hereford. Stay on this road for just over 6 miles before turning right at the signpost for Wern Gifford.

## USEFUL INFORMATION

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

**SERVICES:** We understand that there is an oil-fired heating system and that mains 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.

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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.