

CHRISTIE

R E S I D E N T I A L



DAN Y BONT HOUSE, DAN Y BONT, GILWERN, ABERGAVENNY, NP7 0DD

A charming period cottage located in the Monmouthshire village of Gilwern, with accommodation over four floors. Benefits include separate living and dining rooms, large kitchen, three double bedrooms, family bathroom, separate shower room, cellar, loft room and pleasant gardens.

- Semi-Detached Period Home
- Three Double Bedrooms
- Loft Room And Cellar
- Dining Room With Log Burning Stove
- Living Room With Log Burning Stove
- Bathroom & Separate Shower Room

PRICE £410,000





TOTAL AREA: APPROX. 220.4 SQ. METRES (2372.7 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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ABOUT THIS PROPERTY

Situated in the village community of Gilwern, an impressive semi-detached period house, part of the former Canal Manager's House built around 1850. This is a charming semi-detached three bedroom cottage with accommodation over four floors, comprising of an impressive entrance hall, dining room with multi-fuel log burning stove, living room also with multi-fuel log burning stove and a spacious kitchen. There are steps down from the kitchen to a two room cellar, ideal for storage. To the rear of the house is a further hall with space for washing machine & drier, and a recently re-fitted WC. The first floor has three double bedrooms, a well appointed family bathroom with claw foot bath, and a separate shower room with a recently re-fitted cubicle. From the first floor there is a staircase on the landing up to a handy loft room. Externally there is a garden to the rear which is currently laid to lawn, previous owners have used the end of the garden as a driveway, and the double gates for this remain. This intriguing property is ideally suited to those buyers looking for a home with character within this superb location in the Brecon Beacons National Park.

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 0.9 miles into the village then turn right immediately after the Beaufort Arms and follow (A4077) Crickhowell Road. After approximately 50 yards take the 2nd left into Dan-Y-Bont. Continue as the road bears to the right over the bridge and turn left up the hill, whereupon the property can be found on the right hand side.

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.