

CHRISTIE

R E S I D E N T I A L



4 CROSSROADS, GILWERN, ABERGAVENNY, NP7 0DX

A three bedroom detached bungalow enjoying a prime location with exceptional views in the village of Gilwern near Abergavenny. The property affords an excellent refurbishment opportunity and further benefits from large gardens and extensive parking. Offered with no onward chain.

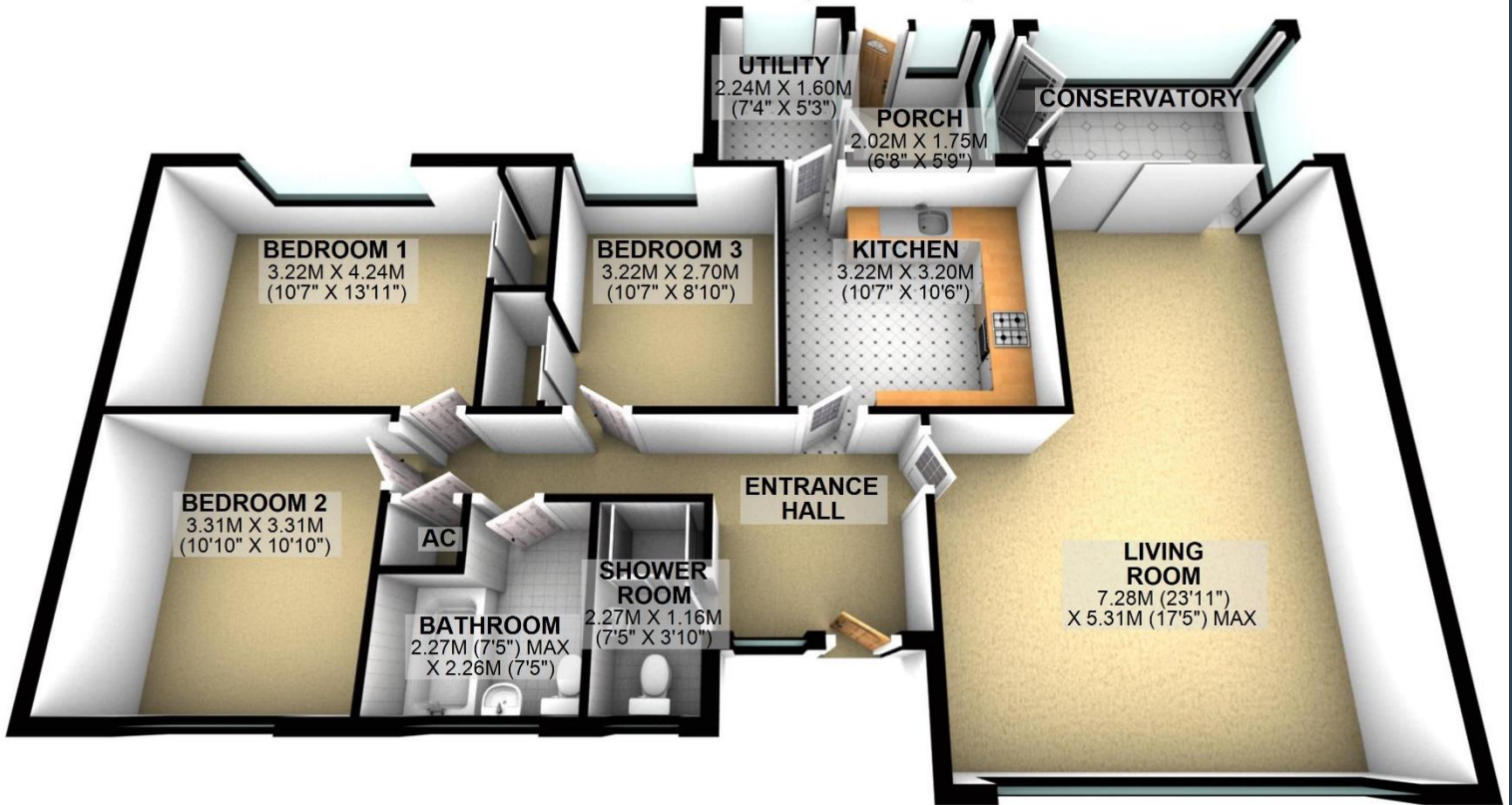
- Large Detached Bungalow
- Three Bedrooms
- Refurbishment Opportunity
- No Onward Chain
- Generous Gardens With Exceptional Views
- 22' Living Room With Fireplace

PRICE £350,000



GROUND FLOOR

APPROX. 114.4 SQ. METRES (1231.1 SQ. FEET)



TOTAL AREA: APPROX. 114.4 SQ. METRES (1231.1 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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ABOUT THIS PROPERTY

A substantial three bedroom detached bungalow enjoying a prime location on a quiet cul-de-sac in the sought after Monmouthshire village of Gilwern, near Abergavenny. The property represents an exciting refurbishment opportunity offering potential to create an impressive home within a large plot affording superb countryside views. Currently the accommodation comprises of a large central entrance leading to the 23' lounge with picture window which maximises the superb views across the Usk Valley to the Sugarloaf and Black Mountains, a fitted kitchen with separate utility room and glazed porch. In addition, there are two double bedrooms, one single bedroom, bathroom and separate shower room. The property is set back behind a particularly attractive front garden with manicured lawn, flower bed and mature shrubs, with an extensive block paved driveway providing parking for numerous cars that leads to a double garage with twin electric doors. The rear garden slopes up towards the Brecon and Monmouthshire Canal stocked with a wealth of mature trees and shrubs and providing splendid views back across the Valley.

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, 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. 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. Take the second left turn into Crossroads.

USEFUL INFORMATION

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

SERVICES: We understand that there is an oil fired central 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.

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.