

# CHRISTIE

R E S I D E N T I A L



## 15 STEPHENS CRESCENT, GOVILON, ABERGAVENNY, NP7 9RL

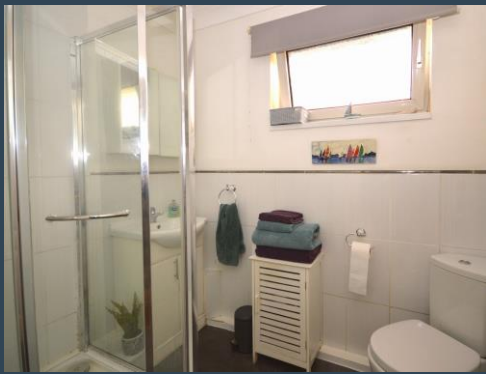
A well maintained, two double bedroom detached bungalow enjoying a quiet cul-de-sac location in the village of Govilon. The property affords generous accommodation throughout and further benefits from low maintenance front and rear gardens.

- Detached Bungalow
- Two Double Bedrooms
- 16' Lounge
- Conservatory & Snug
- Low Maintenance Gardens
- Driveway & Garage

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PRICE                      £285,000

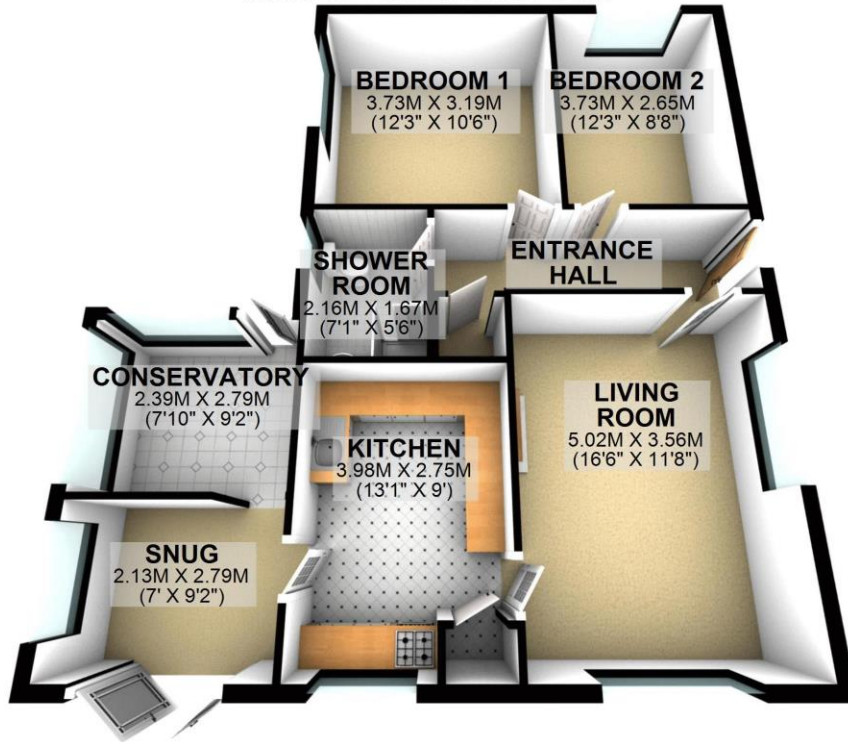
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## GROUND FLOOR

APPROX. 77.0 SQ. METRES (828.6 SQ. FEET)



TOTAL AREA: APPROX. 77.0 SQ. METRES (828.6 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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## ABOUT THIS PROPERTY

A detached two bedroom bungalow located on a quiet residential cul-de-sac in the sought after Monmouthshire village of Govilon, a short walk from the Brecon and Monmouthshire Canal and within easy reach of the extensive amenities of nearby Abergavenny. The property affords well-balanced accommodation comprising an entrance hall leading to the 16' lounge, fully fitted kitchen, conservatory/dining room and snug. In addition, there are two double bedrooms and a modern three-piece shower room. The property is set back behind a small front garden with driveway parking for two cars leading up to the single garage. The rear garden is low maintenance and includes areas of patio and decking, in addition there is also a brick built utility outbuilding with WC. With the additional benefits of gas central heating and double glazing throughout, this property offers comfortable, well balanced accommodation in this sought after village location.

## ABOUT THE LOCATION

Govilon is located at the base of the Blorenge Mountain which dominates the Usk Valley. Its situation provides panoramic views of the Brecon Beacons National Park. Local services currently include a public house, a village shop, a garage, church and chapel. The canal wharf provides access to the Monmouthshire and Brecon Canal making it an ideal spot for cyclists and walkers alike. Its rural aspect is notwithstanding the fact that it is less than three miles from the popular and bustling market town of Abergavenny and its railway station. Drivers can easily access the Heads of the Valleys Road within minutes and the M4 corridor is 30 minutes away. Govilon 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](http://www.monmouthshire.gov.uk) or call 01633 644488.

## DIRECTIONS

From our office in Cross Street (NP7 5EU) follow the Monmouth Road (A40) for 0.9 miles take the fourth exit at the roundabout onto the A465 (Heads of the Valleys Road). Take the first exit (signposted Llanfoist), then take the second exit at the mini roundabout. At the next roundabout take the first exit into Merthyr Road and then take the second exit at the next roundabout continuing on Merthyr Road. After 1.2 miles take the left turn signposted Blaenavon. Continue along Blaenavon Road until crossing over the humpbacked bridge then take the right hand fork into Cwm Road. Take the first right into Stephens Crescent and bear left. 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.

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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.