

Common Road  
Gilwern, Abergavenny NP7 0DR

Estate Agents  
**Taylor & C<sup>o</sup>**  
Abergavenny

Asking Price  
£450,000

# Common Road

Gilwern, Abergavenny, Monmouthshire NP7 0DR



Charming semi-detached cottage | Three bedrooms | Three reception rooms | Traditional fitted Kitchen  
Bathroom | Garage & driveway (partly shared) | Large patio with pergola to the rear

Situated in the Bannau Brycheiniog National Park with hillside views towards The Black Mountains | River Usk, Monmouthshire & Brecon Canal & countryside walks close-by  
Walking distance to highly regarded primary school and village high street with local shops, doctors' surgery and two public houses  
Excellent road links to Abergavenny and Crickhowell and further afield to Newport, Bristol and Manchester via mid Wales route  
Sitting in a delightful setting in a greatly favoured position in the popular Lower Common area of the village

**This beautiful three bedrooned semi-detached cottage is believed to date back to the early 1800's and retains many original features along with a genuine ambience of its period origins. Situated in a favoured road in the hugely popular Lower Common area of Gilwern this part of the village is particularly sought after due to its proximity to the local primary school, which is within walking distance, as well as many countryside walks, the River Usk and the Monmouthshire & Brecon Canal. This family home occupies a good size plot on a west to east orientation with plenty of space for off street parking and a garage plus large storeroom/log store. Inside, this home provides three spacious reception rooms, a traditionally styled fitted kitchen with solid fuel 'Rayburn', a ground floor bathroom and three bedrooms. A truly characterful property that must be seen to be appreciated.**

**SITUATION** | Gilwern is a thriving community enjoying a superb location with majestic views of the Sugar Loaf and further north, towards the Black Mountains of the National Park, yet is situated only four miles from the historic market town of Abergavenny and closer still to nearby Crickhowell. Local facilities in the bustling village include a butchers and a post office, several public houses, a thriving village hall, a

petrol garage, church, highly regarded primary school, library and of course, the canal wharf on the Brecon to Monmouthshire Canal. The area is also well known for outdoor and leisure pursuits including hill walking, cycling, and hang gliding.

For more comprehensive shopping and leisure facilities, Abergavenny is also easily accessible by car and boasts many high street shops and local boutiques as well as many restaurants and cafes.

The wider area is also well served for schools for all ages and Abergavenny railway station provides services to central London via Newport as well as Cardiff, Newport, and Manchester. Road links via the A465 and motorway network provide access to Cwmbran, Newport, Cardiff and West Wales as well as Bristol, London, and the Midlands.

## ACCOMMODATION

### GROUND FLOOR

**OPEN STORM PORCH** | With solid timber entrance door from the front.

**ENTRANCE PORCH** | Solid timber entrance door, radiator, double glazed window, small loft hatch, coat hanging rail and storage shelf.

**LIVING ROOM** | With partly exposed stone walls, matching stone fireplace and hearth housing a multifuel fire, feature stone former spiral staircase adjoining the fireplace, two double glazed windows both enjoying a front aspect, staircase to the first floor, two radiators, exposed beams, shelving to recessed alcoves.

**KITCHEN** | A traditionally styled kitchen fitted with an attractive range of units incorporating drawers and cupboards with contrasting solid wood worktops that incorporates an inset one and a half bowl stainless steel sink unit with mixer tap, space for concealed dishwasher and washing machine, space for upright fridge/freezer, riven floor tiles, exposed ceiling beams, partly exposed and colour washed stone wall, exposed ceiling beams, solid fuel 'Rayburn' range cooker that also supplies heating and hot water.

**DINING ROOM** | Riven tiled flooring, radiator, small loft hatch, partly exposed stone wall, double glazed French doors opening to the rear.

**BATHROOM** | Fitted with a traditionally styled three piece suite with chrome fittings and comprising an inset bath with mixer tap and flexi hose shower head attachment, wall mounted wash hand basin, close coupled toilet, double glazed window to the rear with fitted shutters, ladder style radiator/towel rail, fully tiled around the bath, tiled floor, inset ceiling downlighters.

**SITTING ROOM** | Double glazed French doors with matching side panels opening to the rear, two radiators, television aerial point, fitted shelving to one wall, exposed ceiling beams and ceiling spotlights.

## FIRST FLOOR

**LANDING** | Incorporating the staircase from the ground floor with carved timber balustrade, exposed floorboards and partly exposed stone wall, double glazed window with fitted shutters, loft access hatch.

**BEDROOM ONE** | Small paned double glazed dormer windows to both the front and rear, partly exposed and colour washed wall, radiator, fitted wardrobes, exposed floorboards, inset ceiling spotlights.

**BEDROOM TWO** | Range of fitted wardrobes along one wall, partly exposed stone wall, exposed steel flue from the Rayburn, radiator, small paned double glazed window with fitted shutters, small paned double glazed dormer window with fitted shutters to the front, double glazed window with fitted shutters to the side, double glazed 'Velux' roof window with

integrated blind, exposed floorboards and beams.

**BEDROOM THREE** | Exposed floorboards, small paned double glazed dormer window to the rear, built in airing cupboard housing hot water cylinder, radiator, inset ceiling spotlights, partly exposed and colour washed stone wall.

## OUTSIDE

The property is approached from Common Road via a gated entrance with driveway (owned by Cae Carreg) which has a partly shared access with Pen Y Cae & Tryfan. The driveway leads to a separate detached garage with adjoining wood store/shed at the rear. A low stone wall encloses a forecourt that leads up to the front entrance and there is access along one side to the rear. From the rear of the house both sets of French doors open onto a timber decked porch running along the full width of the property and opens onto an expansive paved patio with timber pergola and covered seating area. A short flight of steps leads down to a fresh water dipping pool filtered by aquatic plants in the attached 'rill' (Pool 4800 x 1200mm Rill 4200 x 500mm) on the lower terrace whilst the lower garden and side garden includes a number of mature trees & bushes and backs onto farmland. At the side of the property is a productive vegetable garden with raised beds and an aluminium framed greenhouse plus a useful bin/recycling store.

## GENERAL

**Tenure** | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

**Services** | Mains electricity, water, drainage, solid fuel heating are connected to the property.

**Council Tax** | Band E (Monmouthshire County Council)

**EPC Rating** | Band TBC

**Flood Risk** | No flood risk from rivers or surface water according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Number WA397919. There are no restrictive covenants associated with the property, for further details, speak to the Agent.

## **Local planning developments**

The Agent is not aware of any planning developments in the area which may affect this property. Refer to Monmouthshire Planning.

**Broadband** | Full fibre broadband connection is available, according to Openreach.

**Mobile network** | 02, Three, EE, Vodafone indoor coverage. According to Ofcom.

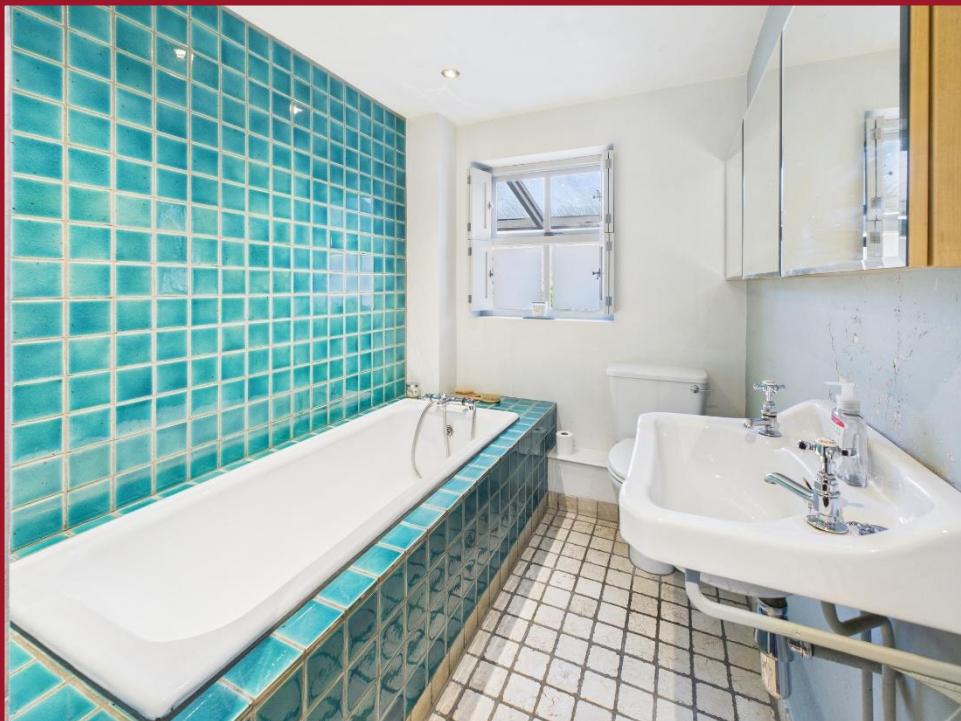
**Viewing Strictly by appointment with the Agents**

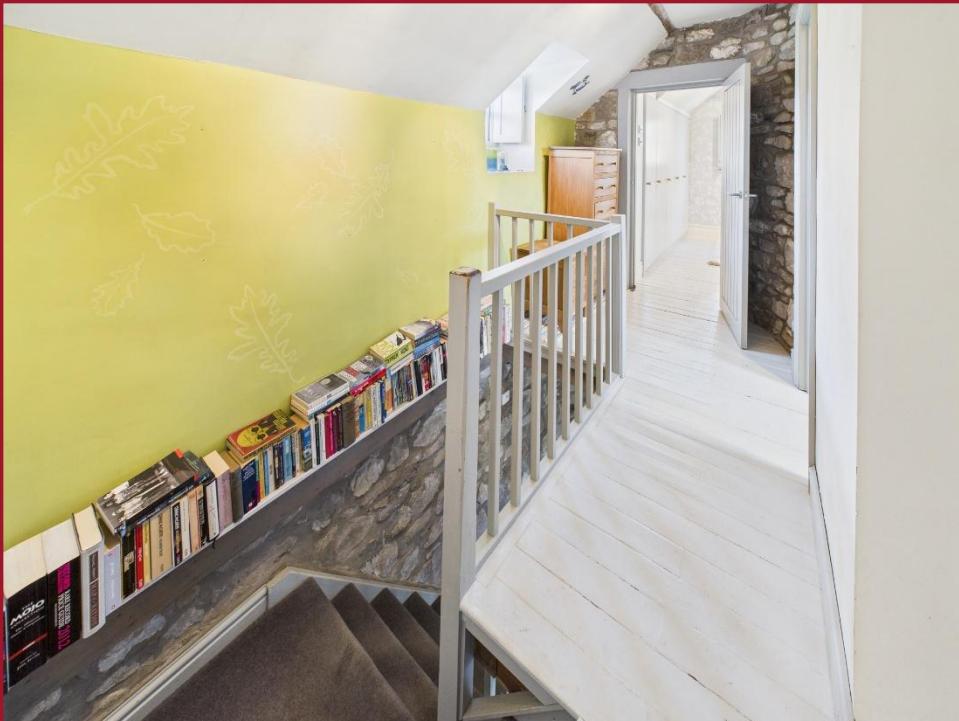
**T** 01873 564424

**E** abergavenny@taylorandcoproperty.co.uk

**Reference** AB528







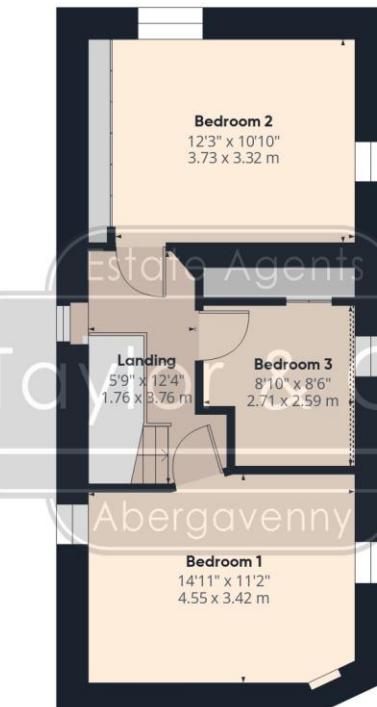
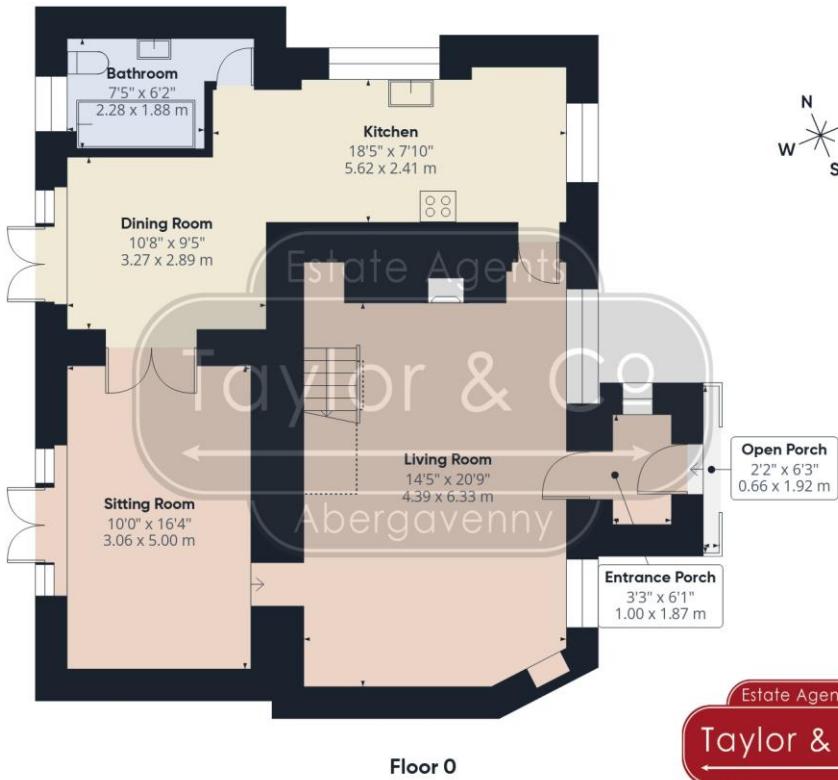


# Floorplan

Estate Agents

Taylor & Co

Abergavenny



Approximate total area<sup>(1)</sup>

1241 ft<sup>2</sup>  
115.3 m<sup>2</sup>

Balconies and terraces

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

Reduced headroom

24 ft<sup>2</sup>  
2.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.