



Broadmeand

Gilwern, Abergavenny NP7 0AN

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£279,950

Broadmead,

Gilwern, Abergavenny, Monmouthshire NP7 0AN

← Opportunity to acquire a charming semi detached bungalow | Established residential neighbourhood within walking distance of the village high street Brecon Beacons National Park setting with Abergavenny just 4 miles away
Lovely views from the rear across the beautiful Vale of Usk towards the Sugar Loaf | Brecon & Monmouthshire Canal close by
Traditionally arranged accommodation | Fitted kitchen with built in appliances | Two Bedrooms | Double glazing
Gas Central Heating to radiators with new boiler (2026) | Driveway and single garage | NO ONWARD CHAIN | Viewing strictly by appointment →

Situated in an established residential cul de sac and taking full advantage of the beautiful hillside views from its commanding position this attractive semi-detached bungalow is literally a stone's throw from the village high street and just a short drive onto the A465 link road. The property which would be ideally suited to retirement offers comfortable yet easily manageable accommodation and outdoor space and has benefited from some updating in recent years that adds to its appeal. The nicely laid out accommodation comprises briefly an entrance porch, hallway, spacious sitting room, fitted kitchen with built in oven/hob, shower room, two bedrooms and adjoining double glazed conservatory plus a separate single garage and driveway. There is a beautiful terraced rear garden with patio area, lawn, garden shed and greenhouse that enjoys a truly panoramic view across the village towards the hills of the Bannau Brycheiniog National Park including the peak of the local renowned 'Sugar Loaf'.

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 butcher and a post office, several public houses, a thriving village hall, a petrol garage, a church, a highly regarded primary school, library, and of course, the canal wharf on the Monmouthshire & Brecon 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. 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.

The accommodation is all arranged on the ground floor as described in brief below.

GROUND FLOOR COMPRISING:

Entrance Porch
Hallway
Sitting Room
Kitchen
Bedroom one
Bedroom two
Conservatory
Shower Room

OUTSIDE

FRONT GARDEN | The property is approached from the cul de sac via a gated tarmac driveway extending the entire depth of the property to a separate single garage with remote roller shutter door at the rear. The remainder of the front garden is laid principally to lawn with mature flower and shrub borders.

REAR GARDEN | From the rear is enjoyed a truly stunning outlook across the village towards one of the beautiful mountain ranges of the Bannau Brycheiniog National Park. The garden is terraced and adjoining the bungalow is a paved sitting area with an area of artificial grass. Just below this is a natural lawn with large timber garden shed and at the lower end is a small kitchen garden, beautiful magnolia tree, various flower beds and an extremely useful aluminium greenhouse.

GENERAL

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

Services | Mains gas, electric, water and drainage are connected to the house.

Council Tax | Band D (Monmouthshire County Council)

EPC Rating | Band C

Flood Risk | Very low flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number WA380507. We are not aware of any 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.

Broadband | Full fibre broadband connected to the cabinet & copper wire connection available. According to Openreach.

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

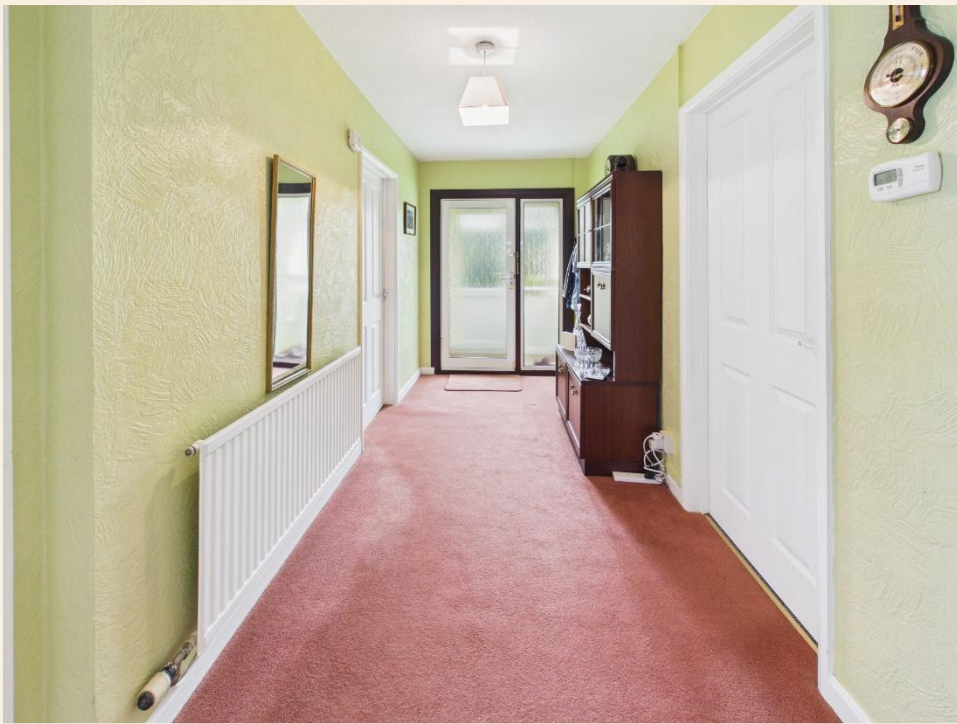
Viewing Strictly by appointment with the Agents

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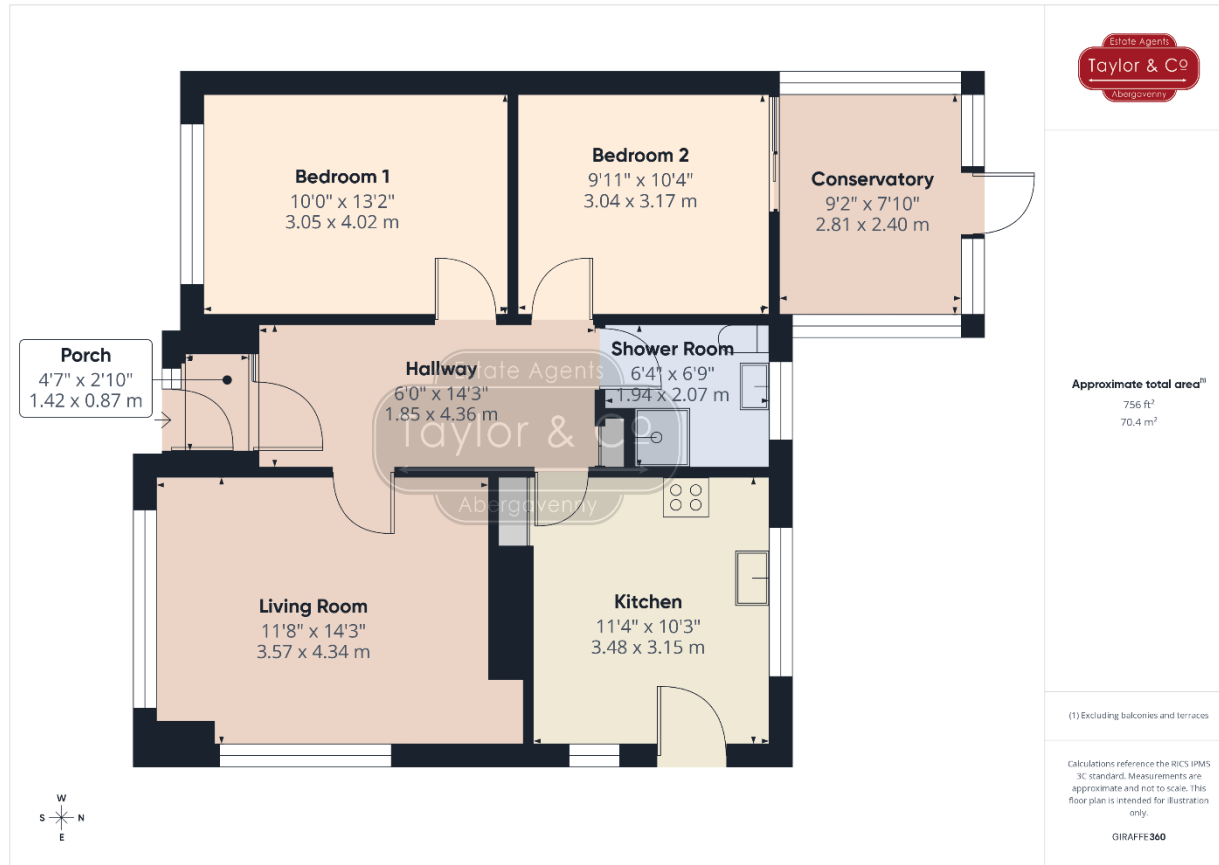
Reference AB548







Floorplan



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.