



Elms Road

Govilon, Abergavenny NP7 9PH

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£360,000

Elms Road

Govilon, Abergavenny, Monmouthshire NP7 9PH

Three bedroom detached family home | Dual aspect lounge / diner with views towards the Skirrid and Sugar Loaf
Lounge with a broad window to the front | Dining room overlooking the garden
Kitchen with breakfast bar area | Utility room | Study | Cloakroom / WC

Bedroom one with fitted wardrobes and views to Llanwenarth Citra | Two further bedrooms with countryside views over Vale of Usk
Family bathroom | Attractive garden with seating area | Driveway providing off street parking

This is an attractive three bedroomed detached family home occupying a favourable east to west orientation in a no through road in the Monmouthshire village of Govilon, favoured for its excellent connectivity by car, bus or on foot along the canal to the town centre of Abergavenny. Sitting in a no-through road with distant countryside views towards the peak of the Sugar Loaf, this family home has broad windows to its principal rooms which serves to allow a great deal of light to filter throughout the house.

Entered through a hallway, the generously proportioned living room has a large window to the front and enjoys views over the garden. An interconnecting door leads to the dining room at the rear of the house which has an outlook over the garden to the adjoining field beyond* which in turn, opens into the kitchen to its side, creating a great flow between the reception rooms of the house. From the kitchen, a rear hallway provides access to a useful utility room and ground floor cloakroom / WC. This rear hall is open to the entrance hall at the front and a study which is positioned in the converted garage.

Upstairs, the three bedrooms all have lovely views over the surrounding countryside, with bedroom one spanning the width of the house and having fitted wardrobes to one wall. The bedrooms are serviced by a white bathroom suite to include a shower over the bath. Outside the gardens are lawned with a paved patio adjoining the rear of the house. There is off street parking for one vehicle, but the potential exists to create additional parking spaces if so desired, subject to the required consent of lengthening the dropped kerb at the front.

SITUATION | Govilon is a thriving community situated just over two miles from the historic market town of Abergavenny. Local facilities in the village include a public house, village shop, garage, a church and, of course, the Canal Wharf.

The area is well known for outdoor and leisure pursuits including hill walking, pony trekking, kayaking and hang gliding from the top of the Bloreng Mountain. The Monmouthshire to Brecon Canal is close-by as is a well-used path into Abergavenny,

frequented by dog walkers, runners and those taking an active stroll into town.

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 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.

ACCOMMODATION

The accommodation is planned over two floors as shown in brief below.

GROUND FLOOR:

Entrance Hallway
Living Room
Dining Room

Kitchen
Study
Utility Room
Cloakroom / WC

FIRST FLOOR:

Landing
Bedroom One
Bedroom Two
Bedroom Three
Family Bathroom

OUTSIDE

FRONT GARDEN | The property is set back from the road and is approached via a driveway with off street parking for one/two vehicles. A central lawn is framed by rose flower beds with low shrubbery to the side. A separate path leads to the front door.

EAST FACING REAR GARDEN | The garden is attractively arranged with a paved seating area adjoining the house. A couple of steps lead into a lawned garden with a stepping stone path to the rear and a further paved area. The garden is planted with an attractive herbaceous shrubbery mix plus roses, honeysuckle and natural ferns. Space for garden shed and storage area.

Viewing Strictly by appointment with the Agents

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Reference AB559

GARDEN



GENERAL

*** Buyer Note** | A transformer is situated in the field behind the property, adjoining the rear garden.

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 E (Monmouthshire County Council)

EPC Rating | Band D

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 WA344222. There are 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.

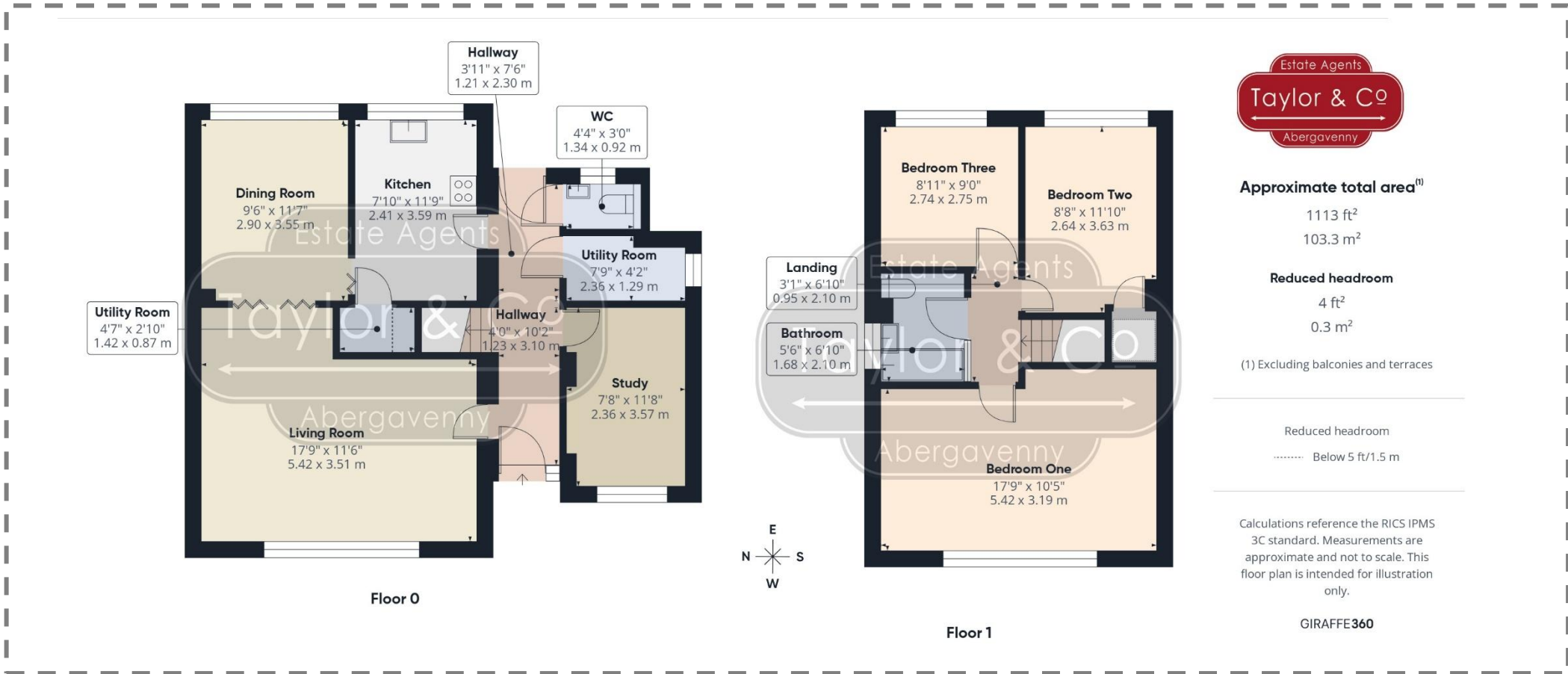
Broadband | Full fibre broadband connected to the property according to Openreach.

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









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.