



**Christie
Residential**
YOUR HOME, HANDLED WITH CARE

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**Winsford Grove,
Gilwern
£435,000**

- ♥ Extended Detached House
- ♥ Four Bedrooms
- ♥ No Onward Chain
- ♥ Large Rear Garden





About this property

Offered with no onward chain, this extended four-bedroom detached family home occupies a generous plot bordering the Monmouthshire and Brecon Canal, in the highly sought-after village of Gilwern, near Abergavenny. Much loved by the current family for many years, the property would now benefit from some updating, but offers excellent potential and generous, versatile accommodation. The extensions have created valuable additional space, including an enlarged kitchen and a further reception room, ideal for use as a study, playroom or ground-floor bedroom. The ground floor also features a spacious living room, separate dining room and WC. Upstairs are four bedrooms, comprising two doubles and two singles. Bedrooms one and three enjoy particularly attractive mountain views. Outside, a driveway provides parking and leads to an integral single garage. The front garden is enclosed by mature hedging and could potentially be adapted to create an additional parking space, if required. The rear garden is a particular highlight, being an excellent size and enjoying a superb position backing directly onto the Monmouthshire and Brecon Canal. A paved terrace immediately to the rear of the house provides an ideal space for outdoor dining and entertaining, while the remainder is predominantly laid to lawn and complemented by mature trees and established shrubs. Towards the rear, the garden rises towards the canal and enjoys lovely views across Bannau Brycheiniog National Park. Beyond the rear garden is an additional area of land owned by the Canal & River Trust. We understand that this land has previously been leased to the owners of the property and that a similar arrangement may be available to the new owners, subject to agreement.

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, two 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 and continue for approximately 0.9 miles into the village then turn right immediately after the Beaufort Arms and follow (A4077) Crickhowell Road for approximately 400 metres then turn left into Church Road. After 150 yards, take the first right into Malford Grove then first right into Winsford grove. The What3Words reference is: [///prefix.resolves.basket](https://www.what3words.com/#!/prefix/resolves/basket)

USEFUL information

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

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

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.



TOTAL AREA: APPROX. 142.2 SQ. METRES (1530.5 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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