



# 10 MALFORD GROVE

GILWERN | ABERGAVENNY | MONMOUTHSHIRE | NP7 0RN



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A substantial extended four-bedroom detached house updated to an exceptionally high standard and well-presented throughout. Boasting an impressive principal bedroom suite with en-suite and walk in wardrobe and a large open plan kitchen/dining/sitting room. Located within the Brecon Beacons (Bannau Brycheiniog) National Park with breathtaking views to the rear and situated in a popular residential area in Gilwern close to amenities and within catchment for popular schools.

# KEY FEATURES

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- Extended four-bedroom detached house
- Updated to an exceptionally high standard
- Situated in the Brecon Beacons (Bannau Brycheiniog) National Park
- Impressive principal bedroom suite
- Views towards the Brecon Beacons mountains





# GROUND FLOOR

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A welcoming entrance hall with doors leading to the principal downstairs rooms and stairs to the first floor. To the right is a cosy playroom with a roof window which was formerly the integrated garage and to the left is the sitting room with modern fireplace. The bright and spacious kitchen/dining/sitting room is located at the rear of the property and is flooded with natural light and has French doors opening out into the garden. The modern fitted kitchen has a range of base and wall cupboards, electric oven with gas hob and extractor hood over, integrated fridge/freezer and attractive metro-style tiled splashbacks. A useful utility room can be accessed from the kitchen and a downstairs WC completed the ground floor accommodation.











# FIRST FLOOR

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To the first floor is an expansive open landing with doors leading off to the four bedrooms. An impressive principal bedroom with en suite shower room and walk in wardrobe offers breathtaking views over the surrounding countryside. The accommodation is completed by a family bathroom with bath and separate shower cubicle.











# OUTSIDE

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The front of the property provides ample driveway parking and has a lawned area bordered by low level hedging. A side gate gives access to the rear garden which has been designed for easy maintenance and is ideal for a family. French doors open out from the kitchen onto the patio area which steps down to a path leading through the lawn to a separate patio. A raised decking area with planters is the ideal spot for al fresco dining and the garden is completed by a wooden storage shed.

# LOCAL AREA

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The property is situated in an established area on the edge of the popular village of Gilwern. The village offers a range of local amenities including convenience stores, hairdressers, public houses and a well-regarded primary school. The area is renowned for its spectacular countryside offering a range of outdoor activities and the nearby Monmouthshire & Brecon canal provides access to delightful walks along the towpath and narrow boats can be hired to enjoy the countryside at a gentler pace. Gilwern is approximately 4 miles to both Abergavenny and Crickhowell where a wider range of services can be found including high schools, supermarkets and leisure facilities. Gilwern is just off the A465 Heads of the Valley Road and near to the A40 which in turn links to the M4/M5 and M50 motorway networks. A mainline railway station can be found in the historic market town of Abergavenny.



# SELLER INSIGHT

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“ We instantly fell in love with our home when we first saw it 10 years ago. The breath-taking views of the Sugarloaf and Blorengé mountains from our back garden sealed the deal. No matter the season, the picturesque scenery has been a constant source of joy, and we’ve cherished countless moments outdoors with family and friends. Nestled in the heart of the village, our home offers not just stunning views but also a warm and welcoming community. It’s also perfectly located – just a short stroll to the canal for lovely walks and very convenient for reaching shops and pubs in the neighbouring villages. It has truly been the perfect family home, and we know the next owners will love it just as much as we have.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







# INFORMATION

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**Price:** Offers in excess of £500,000

**Local Authority:** Monmouthshire County Council

**Council Tax Band:** H

**EPC Rating:** D

**Tenure:** Freehold

**Services:** We understand that there is mains electricity, gas, water and drainage connected to the property.

**Broadband:** Standard, superfast and ultrafast broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach

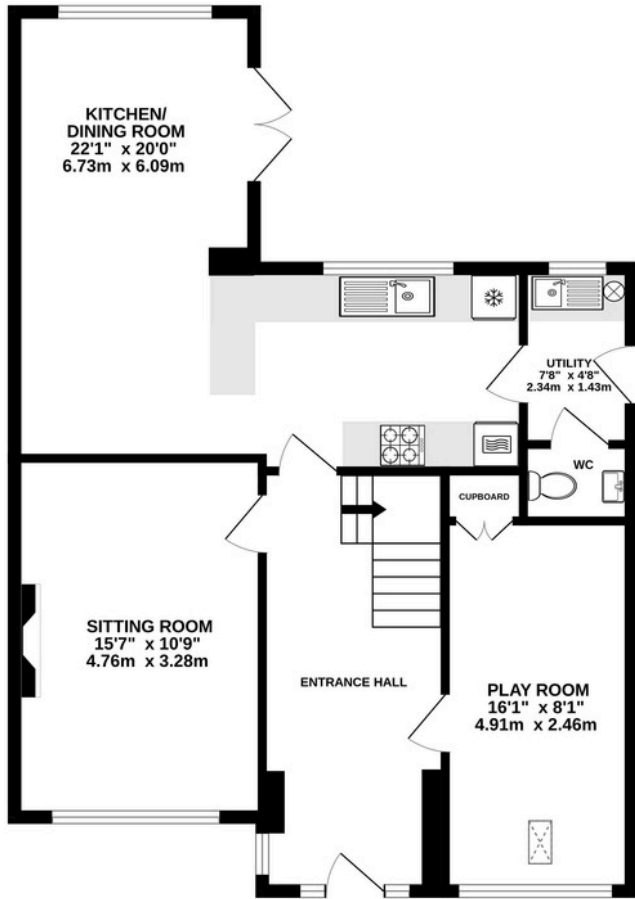
**Mobile:** 02 likely indoors. EE, Three, 02 and Vodafone likely outdoors. Please make your own enquiries via Ofcom.

**Fixtures and Fittings:** Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

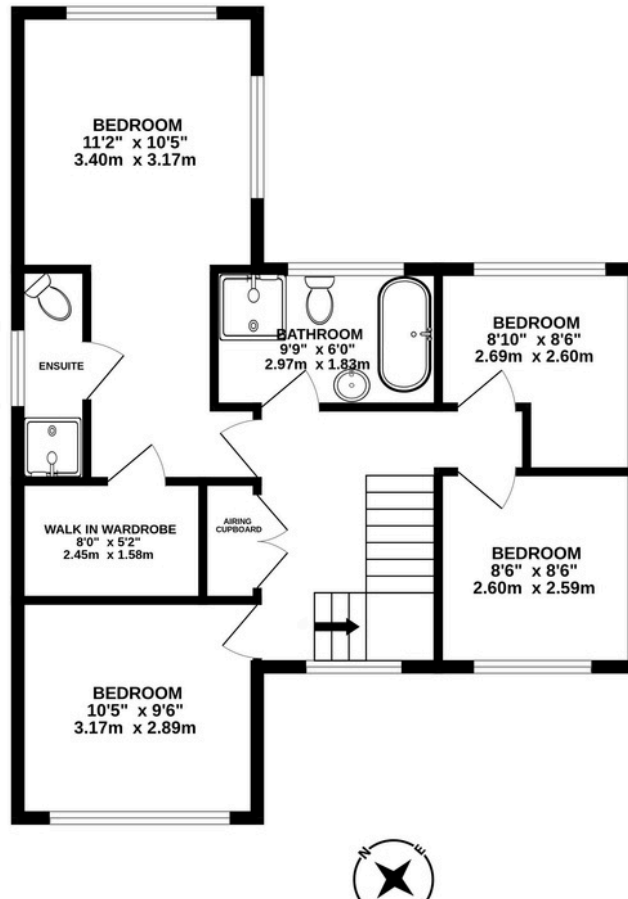
**Directions:** From Abergavenny take the A465 Heads of the Valleys road towards Merthyr Tydfil. At the first roundabout take the third exit towards Gilwern and continue along this road into the village. Proceed over the pedestrian crossing and take the right hand turning by the Beaufort public house towards Crickhowell. Keep left and continue along this road passing the petrol station/convenience store on the left hand side. Turn left opposite the Corn Exchange into Church Road, proceed for approximately 100m then turn right into Malford Grove, continue to follow Malford Grove and continue along this road, the property can be found a short way along this road on your right hand side.



**GROUND FLOOR**  
795 sq.ft. (73.8 sq.m.) approx.



**1ST FLOOR**  
648 sq.ft. (60.2 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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TOTAL FLOOR AREA : 1443 sq.ft. (134.0 sq.m.) approx.

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21 Nevill Street, Abergavenny NP7 5AA | Tel: 01873 858990 | [abergavenny@parrys.com](mailto:abergavenny@parrys.com)

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