



GREENLANDS

HILEY AVENUE | GILWERN | ABERGAVENNY | MONMOUTHSHIRE | NP7 0DW

Greenlands

Well-presented three-bedroom detached dormer bungalow set in a quiet cul-de-sac location with spectacular views to the rear. A bright modern kitchen/ dining room with large windows to be able to take in the beautiful open outlook and a contemporary bathroom. Situated in the popular village of Gilwern which is located within the Brecon Beacons (Bannau Brycheiniog) National Park and is within walking distance of local amenities.

- Three-bedroom detached dormer style property built circa 1967
- Spectacular far-reaching views
- Well-presented accommodation throughout
- Quiet cul-de-sac location within walking distance of amenities
- Off road parking and garage rooms
- Located within the Brecon Beacons (Bannau Brycheiniog) National Park

STEP INSIDE

A welcoming entrance hall greets you with stairs up to the first floor and doors off to the downstairs study/third bedroom and the kitchen/dining room. The modern open plan kitchen/dining room has underfloor heating and offers spectacular views to the rear through full height windows and is open plan through to a reception room which is currently being used as a sitting room. A door leads from the kitchen to a covered hallway giving access to the converted garage which has been split into separate storage areas with a useful utility room at the rear. To the first floor are two double bedrooms and a contemporary bathroom.





STEP OUTSIDE

A lawned garden to the front with a mixture of plants and shrubs is set behind a decorative stone wall with a gate leading to the front door. Gated driveway parking gives access to the converted garage and its three different storerooms, one of which is being used as a utility and the other as a home gym. The rear garden is private and is mainly laid to lawn but also offers a gravel area ideal for al fresco dining to enjoy the spectacular views. The garden is bordered by a mixture of plants and shrubs.

CONSUMER PROTECTION REGULATIONS

Estate Agents are obliged, under the Consumer Protection Regulations, to provide any prospective buyers with any material information relating to properties that are being marketed. Parrys are committed to providing as much information as possible to enable buyers to make an informed decision with regard to both viewing and offering on a property.

DIRECTIONS

From Abergavenny take the Heads of the Valley Road towards Merthyr Tydfil. At the first roundabout take the third exit to Gilwern. Continue into the village and turn right after The Beaufort pub towards Crickhowell. Bear left and continue past the petrol station on the left-hand side to 'The Corn Exchange' pub on the right. Take the next left into a small cul-de-sac signposted Hiley Avenue. Greenlands can be found towards the end of this no through road on your left-hand side.

LOCATION

The property is located in the village of Gilwern, within walking distance of a range of local amenities including convenience stores, hairdressers, public houses, doctor's surgery and a well-regarded primary school. Gilwern lies within the Brecon Beacons National Park, an area renowned for its beauty and spectacular countryside, offering a range of activities including walking, horse riding, paragliding and field sports. The nearby Monmouthshire and Brecon canal offers access to level walks along the towpath and narrow boats can be hired to enjoy the canal and the countryside at a gentle pace. Gilwern is approximately 4 miles to both Abergavenny and Crickhowell where a wider range of services can be found including high schools and supermarkets. The village 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.

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.

TITLE

The house is registered under Title Number CYM624724 – a copy of which is available from Parrys.

ASKING PRICE

£375,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

D

SERVICES

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

Broadband:

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

Mobile:

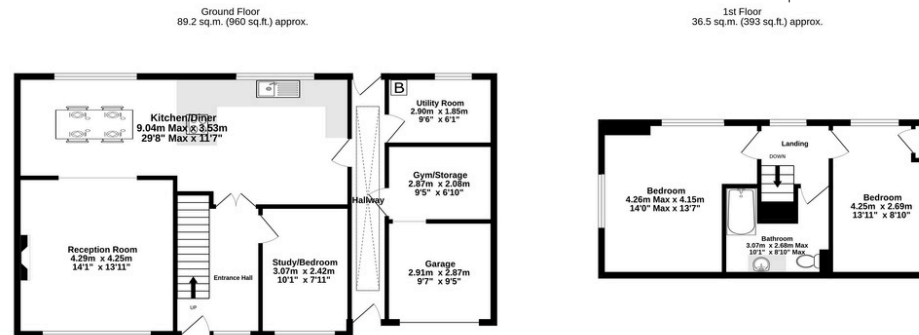
02 likely indoors. EE, Three, 02 and Vodafone likely outdoors. Please make your own enquiries via Ofcom.

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

Band - E. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.



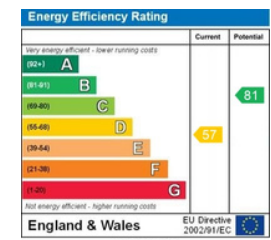
TOTAL FLOOR AREA: 125.7 sq.m. (1353 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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