



4 FOREST HILL

GILWERN | ABERGAVENNY | MONMOUTHSHIRE | NP7 0DY

4 Forest Hill

A generous sized five bedroom detached house situated in a quiet close in a popular residential area in Gilwern close to amenities and within catchment for popular schools. The rooms are neutrally decorated throughout and far-reaching views can be enjoyed from aspects of the principle rooms. The property is being offered with no onward chain.

- Five bedroom detached house situated in a spacious plot
- Neutrally decorated, spacious rooms throughout
- Beautiful far-reaching views towards the surrounding mountains and open outlook
- Situated in a popular close within the Brecon Beacons (Bannau Brycheiniog) National Park
- Being offered with no onward chain

STEP INSIDE

An entrance porch leads through into a welcoming entrance hall with doors leading off to the principal downstairs rooms and stairs to the first floor. Two reception rooms are located either side of the hall, both currently being used as sitting room with large windows overlooking the front of the property. The reception room on the right is spacious and leads through to a conservatory which opens out onto the rear garden. The kitchen/breakfast room has a range of base and wall units and a door leading off to a useful utility room with a separate downstairs cloakroom and door out to the garden. To the first floor are five bedrooms and two family bathrooms, one of which has a bath with shower over and the other a shower cubicle.





STEP OUTSIDE

Located in a close of similar houses, the property has an open outlook from the front facing a communal green area. Set back off the road the property benefits from ample off road parking. The rear garden is private and is tiered having a patio area to the lower level, gravel area to the middle area and a lawned area to the top.

AGENTS NOTES

The property must be used as a private dwelling.

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 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. Take the right hand turning into Church Road and then the second turning left into Forest Hill. The property can be found in this close on the right hand side.

LOCATION

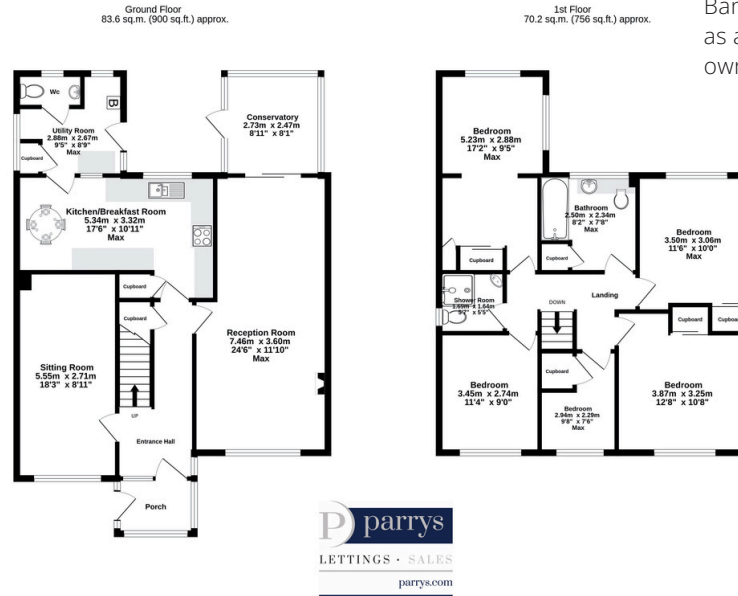
The property is situated in an established area on the edge of the popular village of Gilwern. The village offers a range of local amenities including convenience stores, hairdressers, public houses and a well-regarded primary school. The area is renowned for its spectacular countryside offering a range 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.

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 CYM609576 – a copy of which is available from Parrys.



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TOTAL FLOOR AREA: 153.8 sq.m. (1656 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given for their operation or efficiency can be given.
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ASKING PRICE

Offers in Excess of £425,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

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SERVICES

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

Broadband:

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

Mobile:

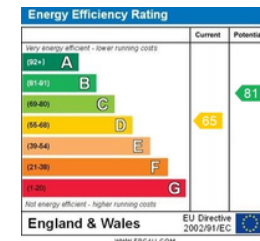
02 likely indoors. EE, Three, 02 and Vodafone likely outdoors. Please make your own enquiries via Ofcom.

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.





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