



12 Orchard Close

GILWERN | ABERGAVENNY | MONMOUTHSHIRE | NP7 OEN

12 Orchard Close

A pleasant and versatile semi-detached three bedroom family home situated on a corner plot in the popular village of Gilwern, situated in an enviable location in the Brecon Beacons / Bannau Brycheiniog National Park.

- Three bedroom family home
- Corner plot with wrap around garden
- Garage and off-road parking
- Sought after village location
- Circa 3 miles to Crickhowell and 4.5 miles to Abergavenny



STEP INSIDE

Step inside to a light entrance porch through to the entrance hall with doors leading to the sitting room which is welcoming and spacious with a feature gas fire with wooden surround, a door leads into the dining room with sliding glass doors leading out to the patio and rear garden. The kitchen is also located to the rear of the property and has a large window overlooking the garden and is fitted with an excellent range of modern base and wall cupboards complemented with decorative tiled splashbacks and space for white goods. The kitchen has a door leading to the rear garden where the utility can be accessed and another door leading to the integrated garage. A bedroom and downstairs cloakroom complete the downstairs accommodation. Stairs rise to the first floor where two further bedrooms and a family bathroom can be found.





STEP OUTSIDE

To the front of the property is a lawned area with planted borders set behind a low brick wall, with a driveway leading to the integral garage with up and over door and lawn area to the side. The rear garden is mainly laid to lawn with a patio area accessed from the dining area, ideal for al fresco dining. A path leads from the kitchen door to access the utility room, storage area and gate which leads to the side garden.

LOCATION

Located within a short walk from the centre of the village of Gilwern, within walking distance of a range of local amenities including convenience stores, public houses, a 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 countryside at a gentle pace. The village is approximately 4 miles to both Abergavenny and Crickhowell where a wider range of services can be found including high schools and supermarkets. 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 Abergavenny.

PRICE

£310,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

D. To view the full EPC please visit the www.gov.uk

LOCAL AUTHORITY

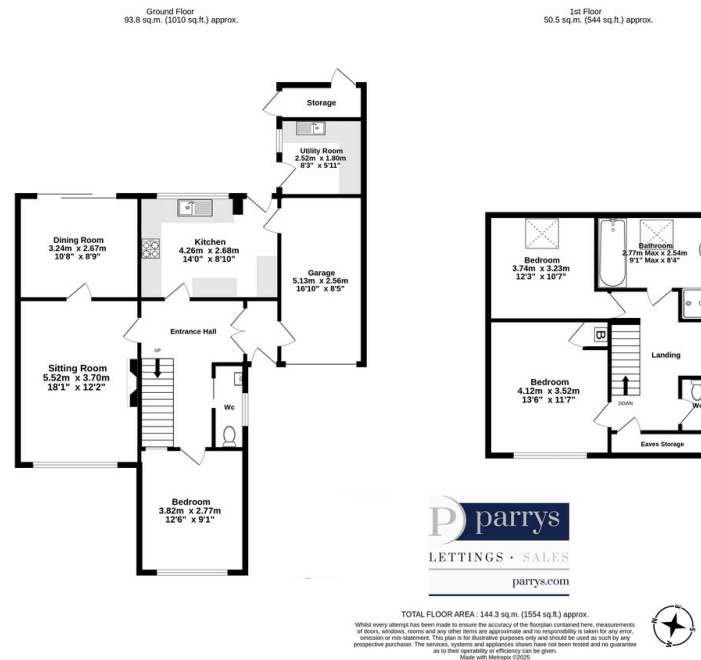
Monmouthshire County Council.

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.

AGENT'S NOTES

Covenants state that the property must only be used for no other purpose other than a private dwelling. Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.



SERVICES

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

Broadband:

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

Mobile:

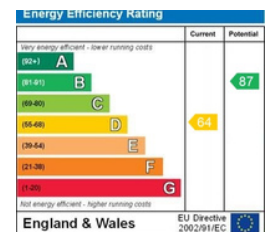
02 and Vodafone likely indoors. EE, Three, 02 and Vodafone likely outdoors. Please make your own enquiries via Ofcom.

TITLE

The house is registered under Title Number WA963082 – a copy of which is available from Parrys.

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 into the village. Proceed over the pedestrian crossing and take the right-hand turning by The Beaufort Arms public house towards Crickhowell. Keep left and continue past the SPAR/petrol station turning left onto Church Road. Proceed up Church Road over the canal until you reach and take the turning left onto Orchard Close.





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