



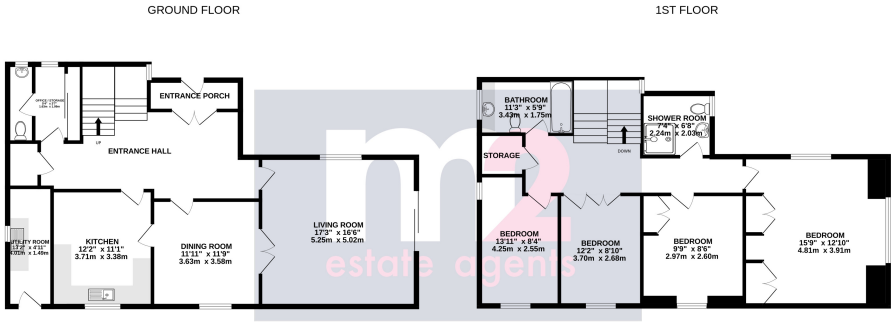
**Penybont House, Llanelly Church Road,
Gilwern. NP7 0EL
£475,000
Tenure Freehold**

- DETACHED GARAGE
- PANORAMIC VIEWS
- SOUGHT AFTER LOCATION
- STONE BUILT DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- MODERNISATION REQUIRED
- OFFERED WITH VACANT POSSESSION
- FORMER ORCHARD TO ONE SIDE

We are delighted to offer this traditional stone built Four bedroomed detached Home set within its own private grounds with mature gardens and a separate parcel of land to one side formerly an orchard, Whilst the property requires cosmetic upgrading internally, the family size accommodation on offer comprises: Entrance hall with sweeping open tread hardwood staircase leading to the first floor, living room, dining room, kitchen, utility room, WC. To the first floor, a spacious landing leading to four double bedrooms, shower room and bathroom. The property further benefits from a large loft space ideal for conversion subject to planning. The home has all mains services, Gas central heating and partial double glazing. To the outside there is a driveway with space for three cars, and single garage. a mature lawned garden with patio to the foreground, mature shrubs and trees and stunning views to the front elevation and an area to the side previously used as an orchard. There is a further option to the buyer to purchase a canal side plot of land at an additional cost if required. Early viewings are strongly recommended for this one off home!

Gilwern village benefits from amenities such as a local primary school, church, pharmacist, convenience shop, garage with post office, butchers, fish and chips shop and pubs. The village also has a number of different walks, bike trails, and pleasure boats to enjoy via the canal. Gilwern is also approximately 4.3 miles away from both Abergavenny and Crickhowell where you can find further amenities.

Services:
Mains Gas, electric, water and drainage.
Council Tax Band:
TBC



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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All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.