



Guide Price of

£475,000

Apple Trees, Dragon Lane, Govilon, Abergavenny, NP7 9PG.
An Extended Three Bedroom Detached Bungalow.

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Overview

- Extended Detached Bungalow
- Three Bedrooms
- Additional Loft Style Room
- Spacious Living Room
- Open Kitchen / Dining Room
- Utility Room
- Family Bathroom
- Separate Shower Room
- Double Glazing
- Wrap Around Garden
- Driveway and Garage
- Village Location



A beautifully presented spacious property situated on a generous plot in the popular village of Govilon.



An individual detached bungalow occupying a generous wrap-around plot within the desirable village of Govilon. Offering versatile accommodation, the property combines spacious ground floor living with excellent privacy and ample parking.

The accommodation is arranged predominantly across the ground floor and is accessed via a welcoming entrance hallway. A substantial living room provides an impressive principal reception space, flooded with natural light and creating a particularly bright and airy environment ideal for both everyday living and formal entertaining. A spacious open-plan kitchen/dining room forms the heart of the home, offering ample preparation and dining space with a practical layout suited to modern family life.

There are three well-proportioned bedrooms located on the ground floor, complemented by two family bathrooms providing flexibility for family occupation,

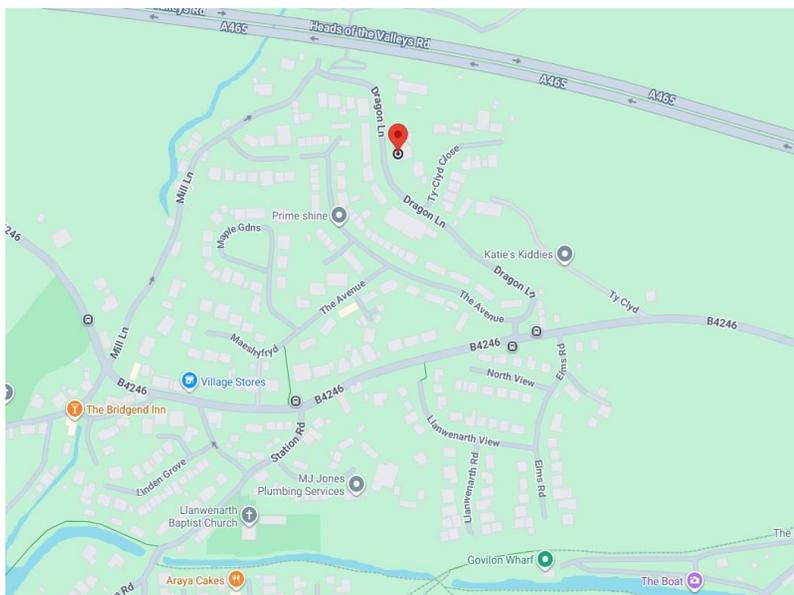


To the first floor is a generous open loft style room, currently utilised as a bedroom and benefiting from built-in wardrobe. This adaptable space offers excellent additional accommodation, suitable for a variety of uses.

Externally, the property enjoys a particularly private and enclosed wrap-around garden bordered by mature, well-established hedging. The grounds provide lawned areas and seating space, creating a pleasant and secluded outdoor environment.

Further benefits include off-road parking for up to three vehicles and a single garage, ensuring practicality alongside the property's internal versatility.

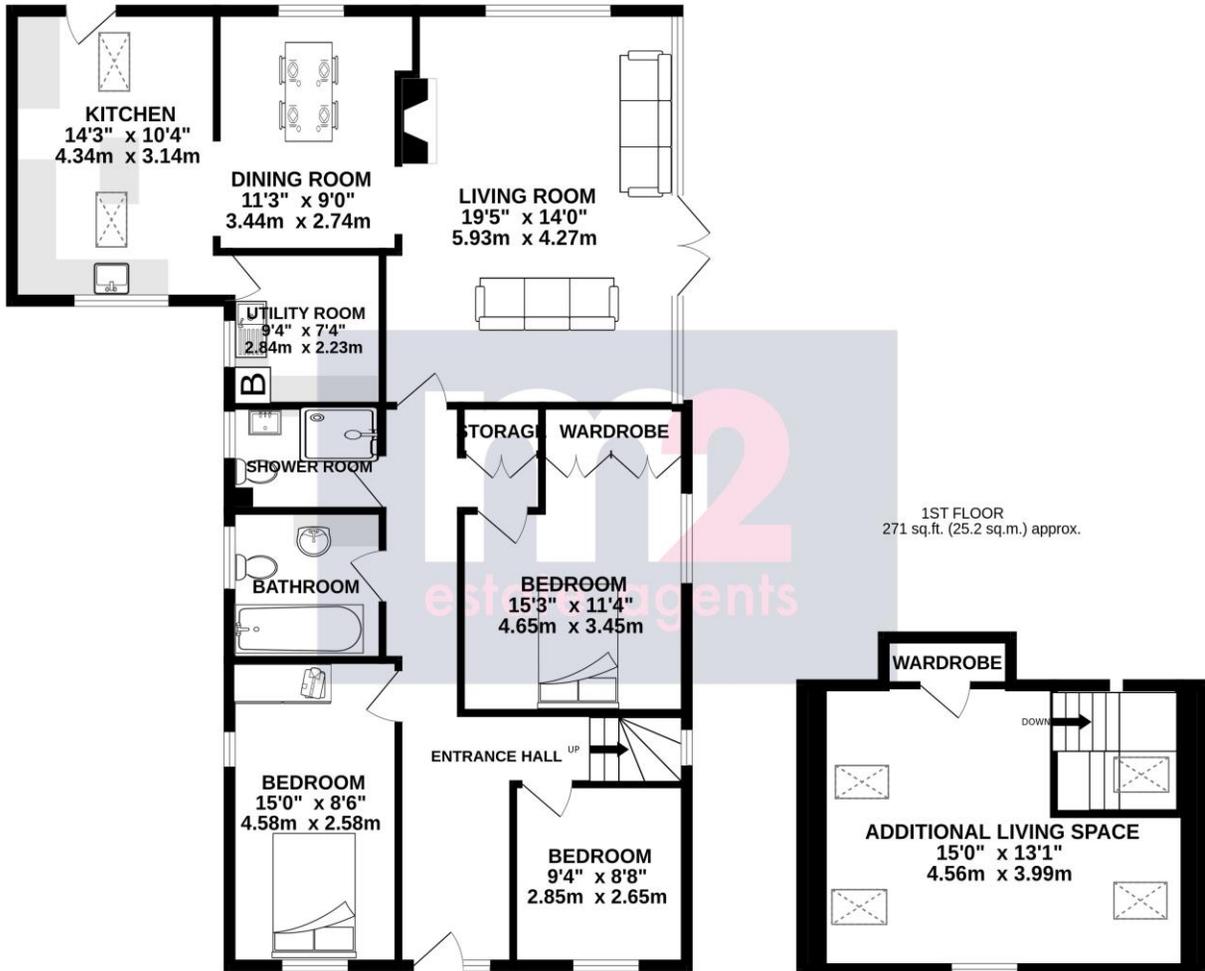
Properties of this style and setting are seldom available. Early viewing is strongly recommended to appreciate the space, flexibility and privacy this home affords.



Location

Govilon is a popular residential village which benefits from having a convenience shop, village pub, canal, football pitch and children's park. The property is approximately 3 miles from the popular market town of Abergavenny which has a number of primary schools and a secondary school. The town centre offers all necessary amenities such as doctors and dentist surgeries, a choice of supermarkets, independent shops, butchers, cafes, restaurants, pubs and library. The town is also the perfect commuters town as it provides ample travel with the train and bus station and is close to all major road links.

GROUND FLOOR
1218 sq.ft. (113.1 sq.m.) approx.



TOTAL FLOOR AREA: 1489 sq.ft. (138.3 sq.m.) 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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