



7 Llanwenarth View, Govilon, Abergavenny NP7 9PL

Substantial four bedroomed detached with extensive wrap around garden

Guide Price of  
**£385,000**



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## Overview

- Spacious Detached Family Home
- Sought After Location
- Extensive Wrap Around Gardens
- Four Bedrooms
- Double Driveway & Garage
- Adequate Space to Extend
- Gas Central Heating & Double Glazing
- Utility Room



*'Family Sized Property in quiet Cul de sac  
in the Village Govilon near Abergavenny'*



Situated on a much sought after development in the popular village of Govilon just outside Abergavenny, this substantial four bedroomed detached residence occupying the largest plot of the street. This immaculate presented property comprises: Spacious light and airy Entrance Hall, ground floor WC, living room, dining room, (original parquet flooring beneath the new carpet) fitted kitchen, and utility room. To the first floor, four double bedrooms and family shower room, all four bedrooms have built in wardrobes. The home is well presented throughout and is complimented by Gas central heating and double glazing.



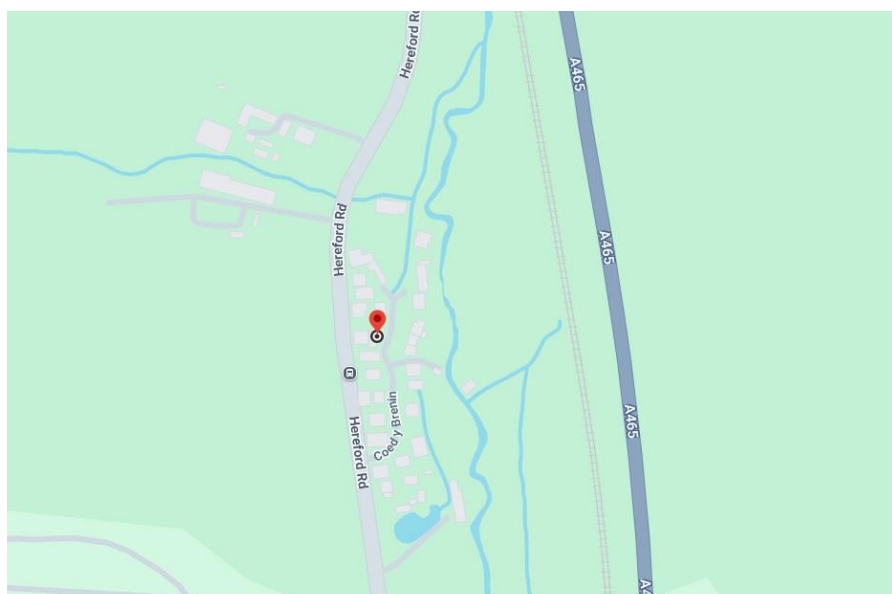


The property is situated at the end of a cul-de-sac with no through traffic and the added bonus of extensive wrap around gardens which are well maintained and have an abundance of mature shrubs and trees. At one side there is a double driveway and single garage. An additional feature of this particular property is a separate flat lawned area at the front/side which could also be adapted for additional parking subject to planning consent. If your seeking additional living space this home also has adequate space to extend to one side and the property would be ideal for a growing family.

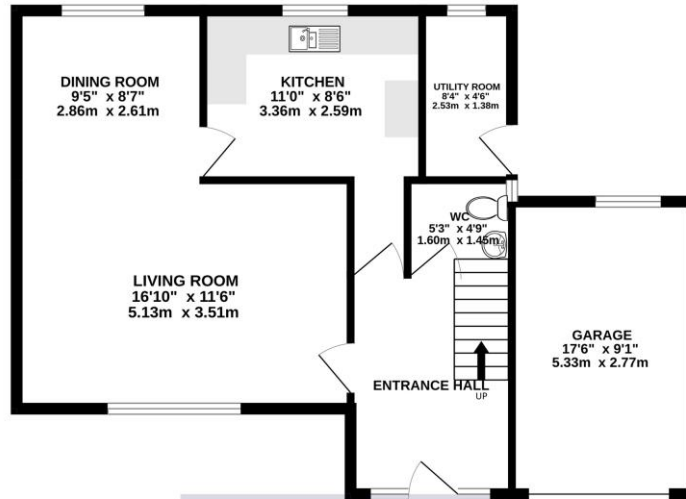


## Location

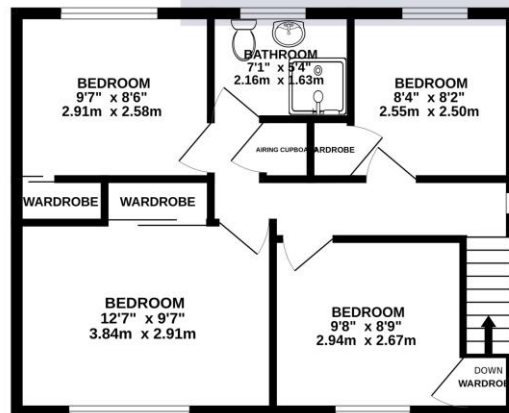
Govilon is a popular residential village which benefits from having a convenience shop, village pub, canal, football pitch and children's park. The property is approximately 3 miles from the popular market town of Abergavenny which has a number of primary schools and a secondary school. The town centre offers all necessary amenities such as doctors and dentist surgeries, a choice of supermarkets, independent shops, butchers, cafes, restaurants and pubs as well as its own cinema 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  
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 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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