

**7 Llanwenarth View, Govilon, Abergavenny.**

**NP7 9PL**

**£385,000**

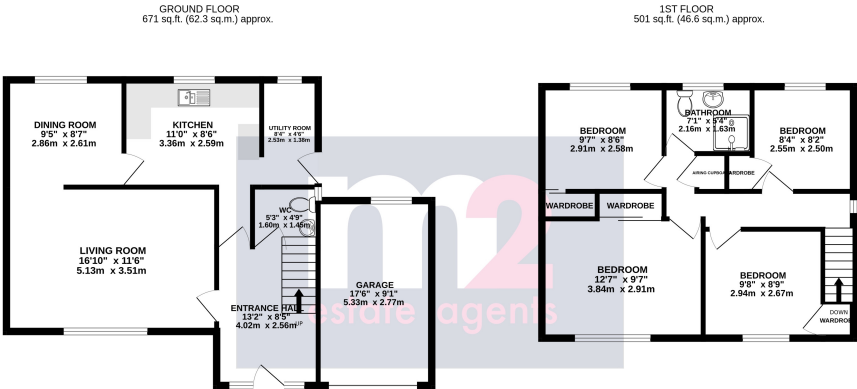
**Tenure Freehold**

- **SPACIOUS DETACHED FAMILY HOME**
- **FOUR BEDROOMS**
- **EXTENSIVE WRAP AROUND GARDENS**
- **SOUGHT AFTER LOCATION**
- **IMMACULATELY PRESENTED THROUGHOUT**
- **UTILITY ROOM**
- **ADEQUATE SPACE TO EXTEND**
- **DRIVEWAY & GARAGE**

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 main appeal of this home to a family will surely be the fact that 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 rear. We recommend early interest.

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.

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



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.

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