



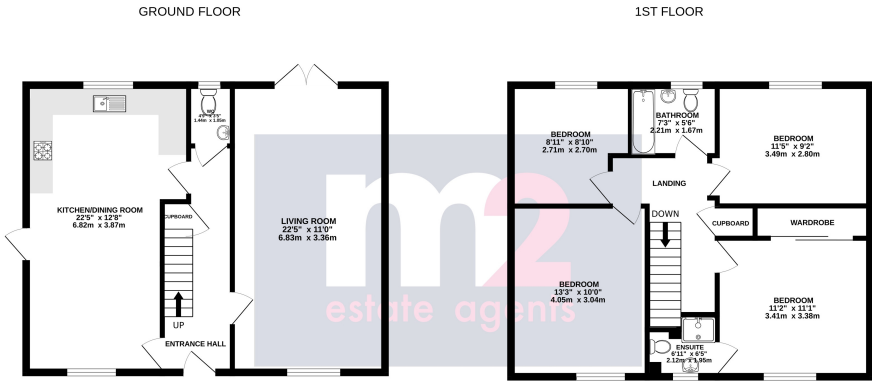
**49 Mametz Grove, Gilwern, Abergavenny.
NP7 0FA
£425,000
Tenure Freehold**

- **DETACHED PROPERTY**
- **FOUR BEDROOMS**
- **DRIVEWAY AND GARAGE**
- **KITCHEN / DINING ROOM**
- **MASTER EN-SUITE**
- **POPULAR VILLAGE LOCATION**

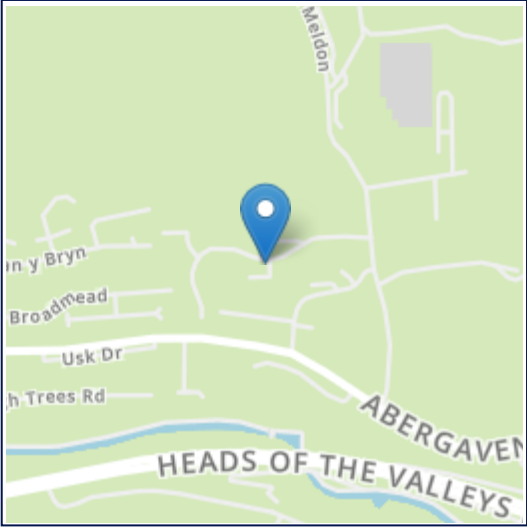
Located at the entrance of a cul-de-sac on the highly sought after development in the popular village of Gilwern, this excellent size four bedroomed detached residence is beautifully presented throughout and offers spacious family size accommodation comprising: Entrance Hall, spacious living room with French doors leading to rear garden. Kitchen/dinning room with side access and a ground floor WC. To the first floor, four bedrooms, with the Master Bedroom having an En-Suite Shower Room and built in wardrobe. A three piece family bathroom with shower over bath. The home is complimented throughout by Gas Central heating, electric car charging point. Upvc double glazing throughout. To the rear of the property, garden is landscaped with patio to the foreground, lawn beyond with mature shrubs and trees. To the front of the property driveway providing parking for two vehicles and garage. Early Viewing is Highly Recommended!

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 Town centre and Crickhowell where you can find further amenities.

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



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 for 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. Made with Metropix (2020)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.