



17 Bank Crescent, Gilwern, Abergavenny.

NP7 0DL

£359,950

Tenure Freehold

- **DETACHED HOUSE**
- **PARKING FOR MULTIPLE VEHICLES**
- **LARGE LOUNGE/DINING ROOM WITH DOUBLE ASPECT WINDOWS**
- **CONSERVATORY**
- **CORNER PLOT**
- **TWO/THREE BEDROOMS**
- **DETACHED GARAGE**
- **GROUND FLOOR WC AND FIRST FLOOR BATHROOM**
- **NO ONWARD CHAIN**
- **EASY MAINTAINED GARDEN**

Situated in the popular village of Gilwern a two/three bedroom detached family property. The property briefly comprises, entrance porch leading to entrance hall, large living/dining room, kitchen / breakfast room and a ground floor wc, a sitting / snug room which as previously been used as a third bedroom with conservatory. To the first floor, spacious landing, two double bedrooms, a family shower room, storage cupboards and eaves storage. To the outside a front lawned garden with hedging, a double driveway providing parking facilities with a detached garage. Side access leads to an enclosed rear garden with patio area.

The village of Gilwern benefits from amenities such doctors surgery, Church, convenience shop, butchers, fish and chips shop and pubs. The village also has a number of different walks including the Monmouthshire and Brecon canal and bike trails to enjoy. Gilwern is also approximately 4.3 miles away from both Abergavenny and Crickhowell where you can find further amenities.

Services:

All Mains services at the property.

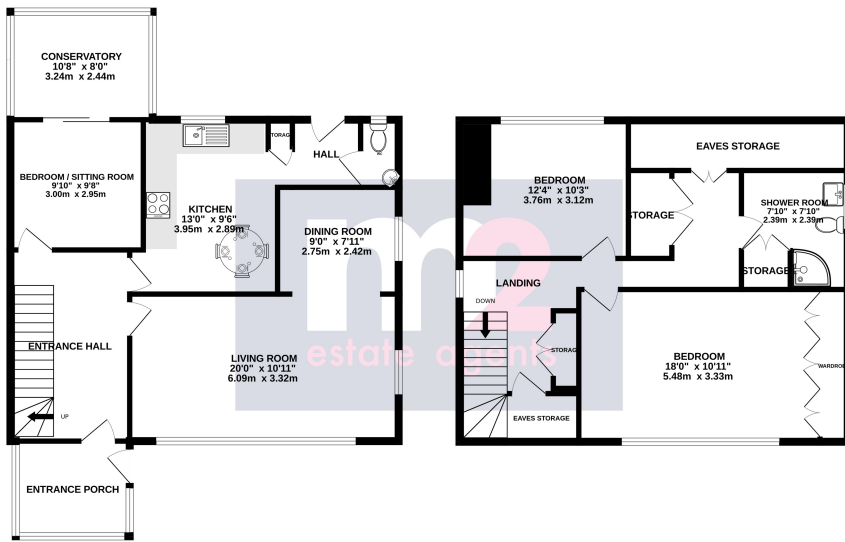
Council Tax Band:

Band E

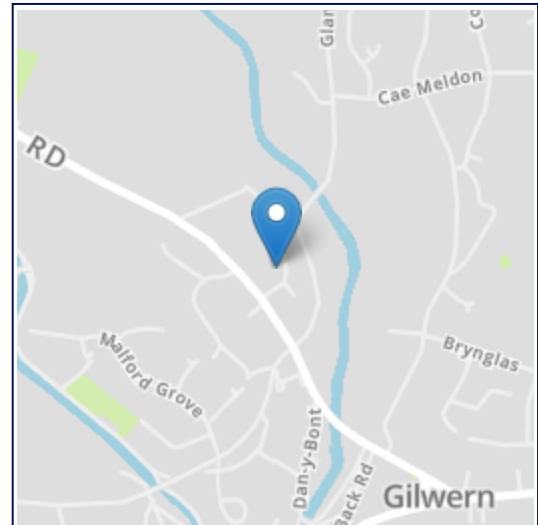


GROUND FLOOR

1ST FLOOR



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. Made with Metropix ©2023



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	60
(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.