



**3 Brynglas, Gilwern, Abergavenny. NP7 0BT**  
**£295,000**  
**Tenure Freehold**

- SEMI-DETACHED HOUSE
- LARGE KITCHEN/DINER
- SPACIOUS SITTING ROOM
- FRONT PORCH
- GROUND FLOOR W/C & FIRST FLOOR FAMILY BATHROOM
- DETACHED GARAGE WITH REAR UTILITY
- OFF ROAD PARKING FOR 3 CARS

Located on Common Road, Gilwern is this Three Bedroomed Semi-Detached House offering spacious accommodation comprising: Entrance Porch, Hallway, Ground Floor W/C, Large Sitting Room ( Originally Two Rooms ) Separate Dining Area and Kitchen with solid wood hand built units. At first floor level there are Two Double Bedrooms and One Single bedroom alongside a Family Bathroom. The home is offered with vacant possession and is complimented by Gas Central Heating and Double Glazing. To the outside there are good size well maintained gardens and a driveway that can accommodate three cars fronting a 19' long detached garage which has the addition of a utility room at the rear.

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 and Crickhowell where you can find further amenities.

**Services:**

Mains Gas, electricity, water and drainage

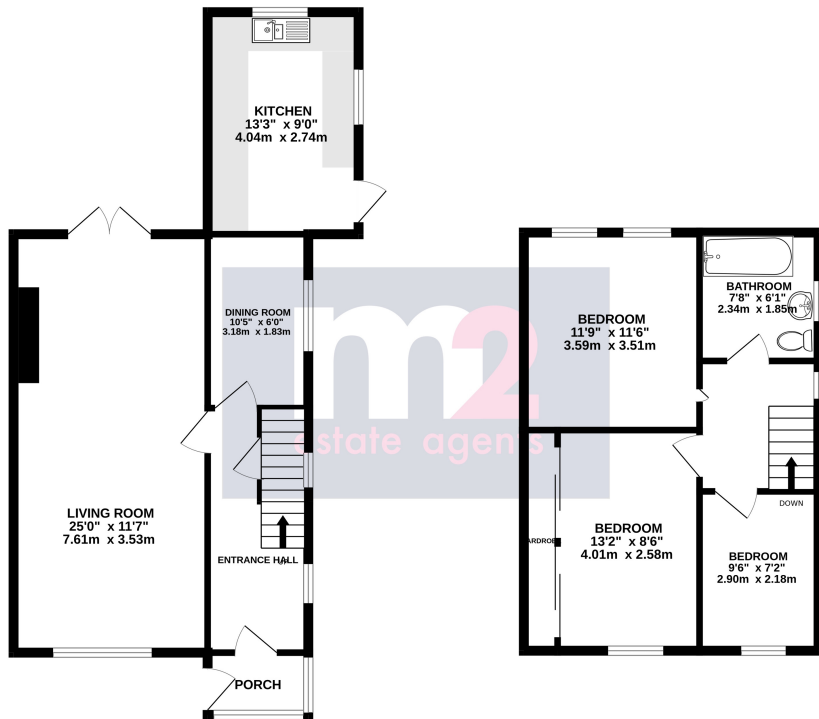
Council Tax Band:

Band C.

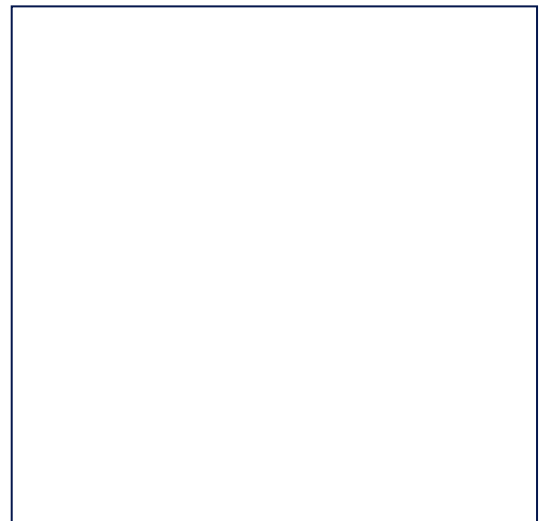
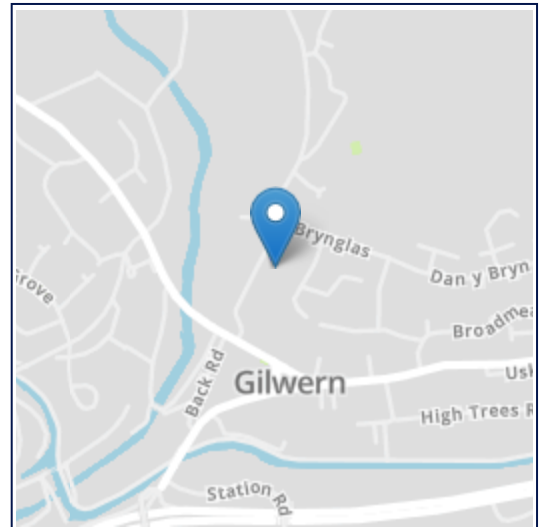


GROUND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.

1ST FLOOR  
439 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 sq.m.) approx.  
While 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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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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