

**2 Allerford Grove, Gilwern, Abergavenny.
NP7 0RP
£399,950
Tenure Freehold**

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- DOUBLE DRIVEWAY & GARAGE
- CUL - DE - SAC LOCATION
- MASTER EN-SUITE
- UTILITY ROOM
- ENCLOSED GARDEN TO REAR
- NO ONWARD CHAIN

Situated in the popular village of Gilwern a four bedroom detached family property. The property briefly comprises, entrance hall, large living/dining room kitchen, large utility room and ground floor cloakroom. To the first floor, spacious landing, four double bedrooms with master en-suite and a family shower room. There is a double driveway providing parking facilities with an integral garage. Side access leads to an enclosed rear garden with patio area.

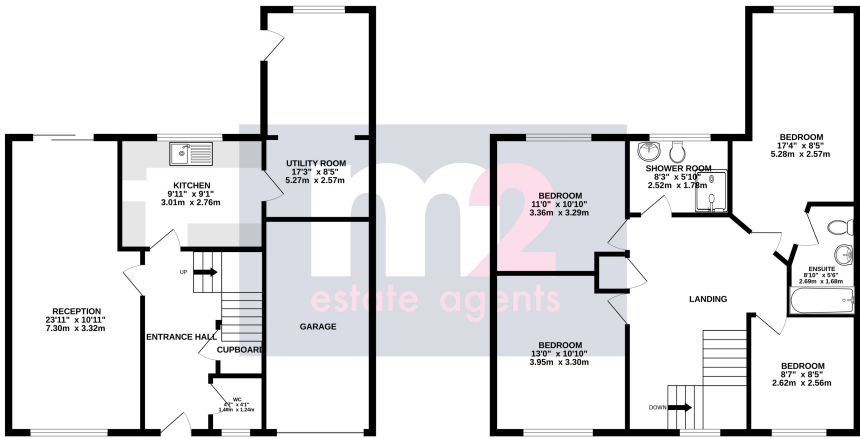
Gilwern village benefits from amenities such doctors surgery, Church, convenience shop, butchers, fish and chips shop and pubs. The village also has a number of different walks and bike trails to enjoy. Gilwern is also approximately 4.3 miles away from both Abergavenny and Crickhowell where you can find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

Services:
All Mains services at the property.
Council Tax Band:
Band E

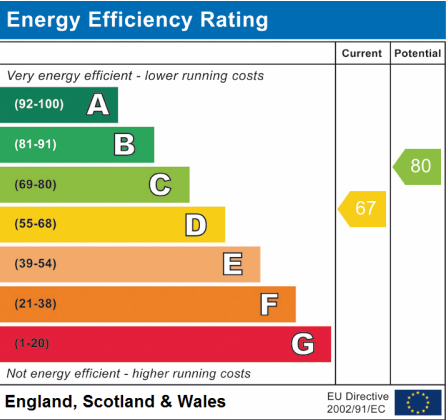


GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.

1ST FLOOR
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 1599 sq.ft. (148.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 2022



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.