



**5 Dan-Y-Bryn, Gilwern, Abergavenny. NP7  
OBL  
£219,950  
Tenure Freehold**

- MID TERRACE PROPERTY
- FRONT AND REAR GARDENS
- UTILITY ROOM
- THREE BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- NO ONWARD CHAIN



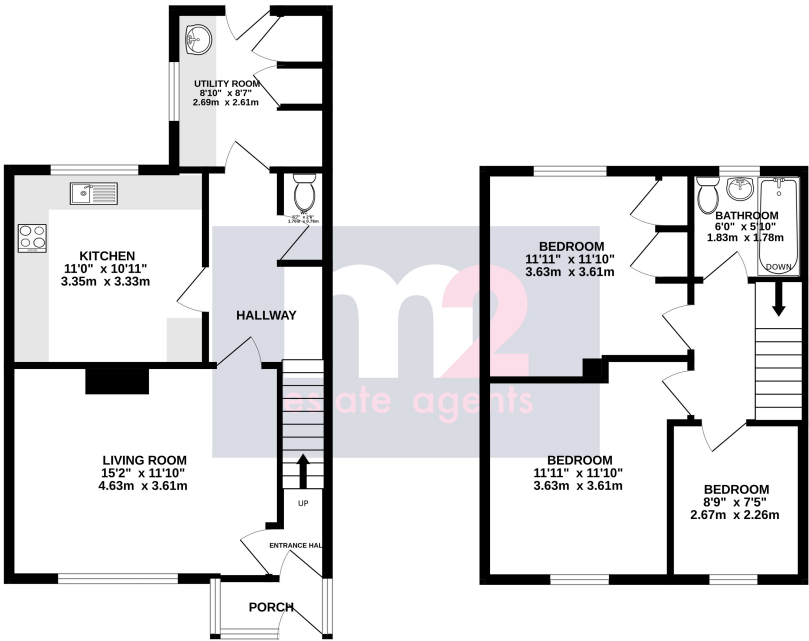
We delighted to offer this spacious Three Bedroomed Mid-Link House located in the popular village of Gilwern just a short distance from Abergavenny. This home being offered with no onward chain benefits from accommodation comprising: Entrance Porch, Hallway, Lounge, Kitchen, Utility and Cloakroom to the ground floor with the aforementioned Three Bedrooms and Bathroom to the first floor. The property benefits from Gas Central Heating, Double Glazing and Gardens to front and rear. (There is a garage on block nearby that has four years remaining on a lease. At the end of this period there may be an option to rent the garage from the local authority) Early viewing is strongly recommended on this particular home.

Services:  
Mains, Gas, electricity, water and drainage.  
Council Tax Band:  
Band C

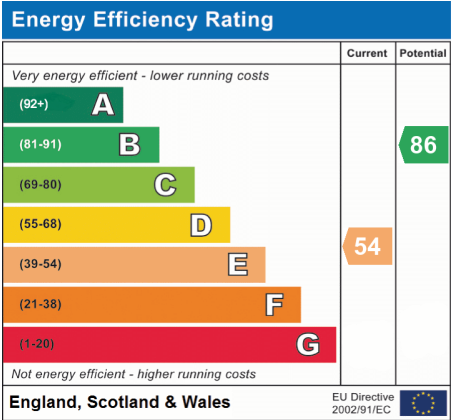
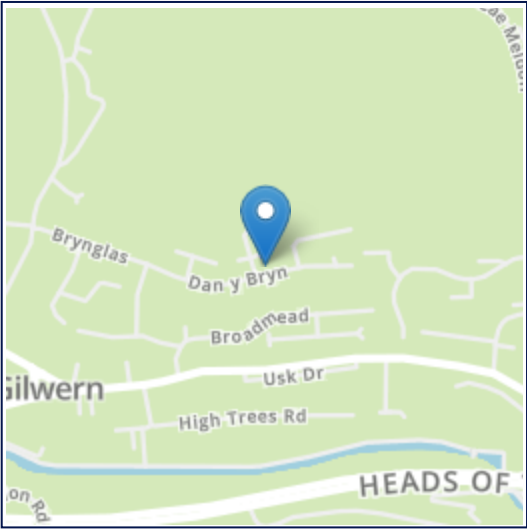


GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.

1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 936sq.ft. (87.0 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.

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.