



30 Brynglas, Gilwern, Abergavenny. NP7 0BP
£265,000
Tenure Freehold

- **END OF TERRACE PROPERTY**
- **THREE BEDROOMS**
- **DRIVEWAY PROVIDING PARKING**
- **FRONT AND REAR GARDENS**
- **UTILITY ROOM**
- **KITCHEN / DINING ROOM**

We are delighted to offer for sale this well presented three bedroomed end of terrace property located in the popular village of Gilwern on the outskirts of Abergavenny. The accommodation comprises: Entrance hall, kitchen / dining room leading to a utility room and ground floor shower room. A spacious living room with wood burning stove and French doors leading to the rear garden. To the first floor, two double bedrooms, a further single room and family bathroom. To the outside the front of the property has a driveway providing parking and front garden, a large rear garden with seating areas and raised beds. with gated side access. We expect early interest in this home and early viewing is strongly recommended.

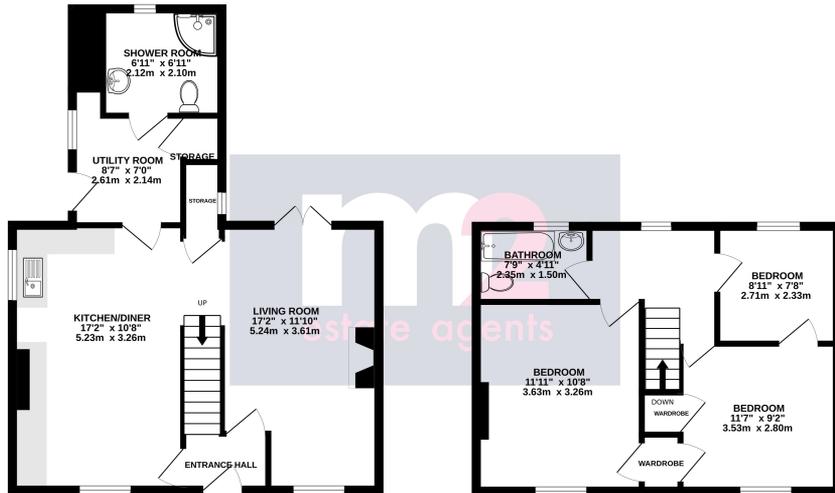
Gilwern village benefits from amenities such as a local primary school, church, pharmacist, convenience shop, garage with post office, butchers, fish and chips shop and public house. The village also has a number of different walks, bike trails, and pleasure boats to enjoy via the canal. Gilwern is also approximately 4.3 miles away from both Abergavenny and Crickhowell where you can find further amenities.

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

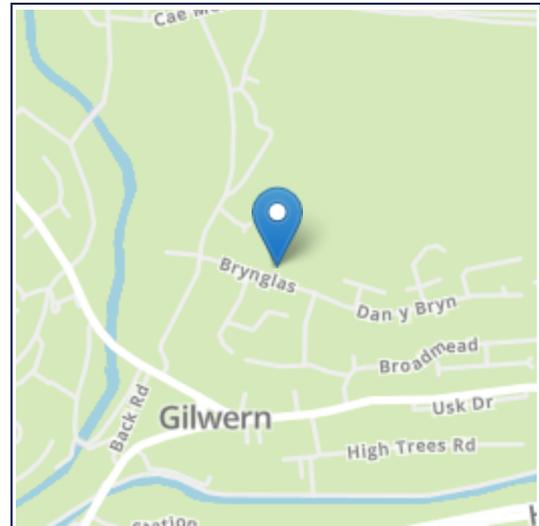


GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 1055sq.ft. (98.0 sq.m.) approx.
 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	50
(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.

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