



14 Bank Crescent, Gilwern, Abergavenny.

NP7 0DL

£350,000

Tenure Freehold

- **DETACHED BUNGALOW**
- **SPACIOUS CORNER PLOT**
- **TWO DOUBLE BEDROOMS**
- **DRIVEWAY PROVIDING EXTENSIVE PARKING**
- **NO ONWARD CHAIN**
- **CUL-DE-SAC LOCATION**

Located on a popular development close to the heart of Gilwern village is this excellent size L-Shaped Detached Bungalow, set at the head of a no-thru road. Positioned on a good size corner plot this home offers accommodation comprising: Entrance Hall, Lounge/Diner, Fitted Kitchen, Rear facing double glazed rear porch, Two Double Bedrooms and Bathroom. The property benefits from Gas Central Heating and partial double glazing. To the outside there is a driveway with parking space for a few cars, mature well tended gardens and a garden outbuilding with double glazed summerhouse attached. Offered with vacant possession 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 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:

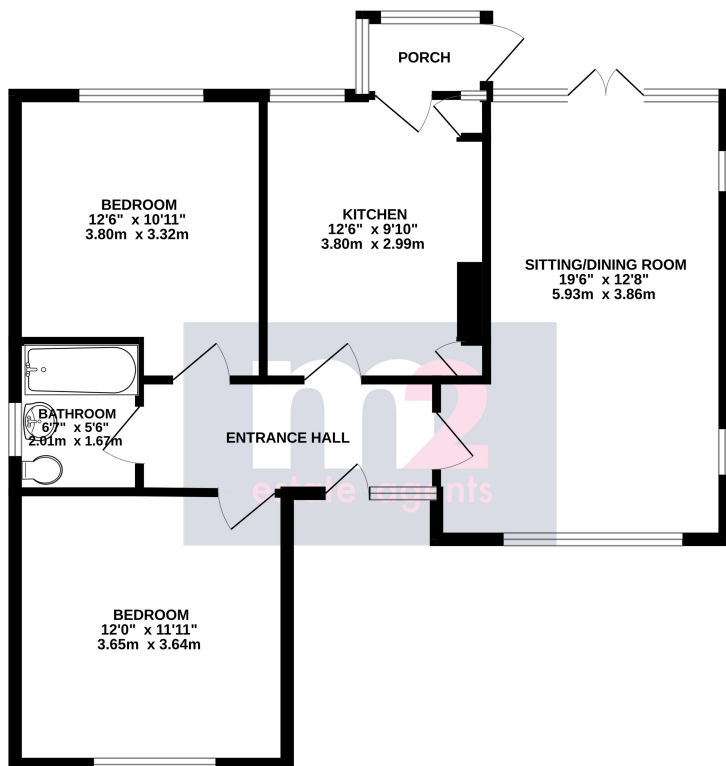
Mains gas, electricity, water and drainage,

Council Tax Band:

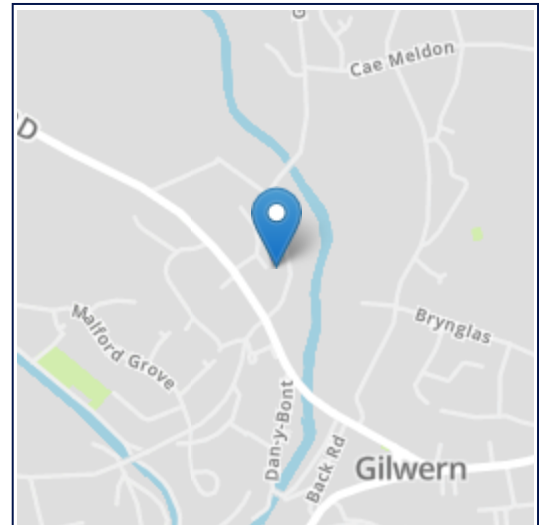
To be confirmed



GROUND 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 CS204



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	63
(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.

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