

29 Brynglas, Gilwern, Abergavenny. NP7 0BP
£245,000
Tenure Freehold

- **TWO BEDROOMED SEMI DETACHED HOUSE**
- **PARTIAL UPVC DOUBLE GLAZING**
- **GAS CENTRAL HEATING**
- **DRIVEWAY AND GARAGE**

- **OFFERED WITH VACANT POSSESSION**
- **SPACE TO EXTEND SUBJECT TO PLANNING**
- **UPGRADING WORKS REQUIRED**
- **CORNER PLOT**

We are pleased to offer this Two Double Bedroomed Semi-Detached House located on a corner plot within the popular Brynglas development in the village of Gilwern. The property requires upgrading though offers excellent potential with the space for a side extension subject to planning consent. The internal accommodation comprises Spacious Lounge, Large Kitchen/Diner, Utility Area, Two Double Bedrooms and Bathroom to the first floor. The home benefits from partial Upvc Double Glazing and Gas Central Heating. To the outside there are gardens to front, rear and side, a driveway with space for 2 cars, a Carport and Detached Garage.

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.

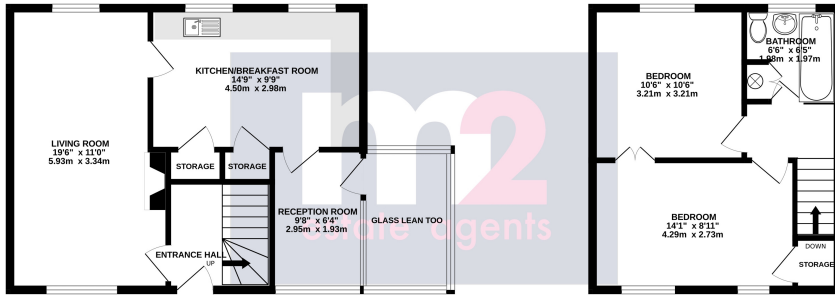
Council Tax Band:

Band C.



GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.

1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 861 sq.ft. (80.0 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. Made with Metropix 02/2014



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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