



Kinsale, Church Road, Gilwern, Abergavenny
. NP7 0HF
£460,000
Tenure Freehold

- **DETACHED BUNGALOW**
- **RENOVATED THROUGHOUT**
- **GENEROUS PLOT**
- **THREE DOUBLE BEDROOMS**

- **IMMACULATELY PRESENTED**
- **SEMI RURAL LOCATION**
- **DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING**
- **PLANNING CONSENT FOR A SINGLE STOREY SIDE EXTENSION.**

Located in a beautiful semi-rural location on the outskirts of Abergavenny, "Kinsale" is a Three Double Bedroomed Detached Bungalow that sits on an extended plot enjoying a lovely aspect. The property has been modernised throughout and the tastefully decorated accommodation comprises: Lounge, Dining Area, Kitchen, Family Bathroom and the aforementioned Double Bedrooms. The property benefits from Oil Fired Central Heating and Upvc Double Glazing throughout. Externally there is a driveway with parking space for a number of cars which lies alongside a mature front garden laid to lawn with mature shrubs. To the rear is a further lawned garden that has been extended. To one side of the bungalow a section of the building and garage has been removed to allow room for a new single storey extension housing a further Lounge, Study and Shower Room. We are informed that planning permission has now been granted.

Gilwern village benefits from amenities such as a local primary school, church, pharmacist, convenience shop, garage with post office, butchers, fish & chip 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:

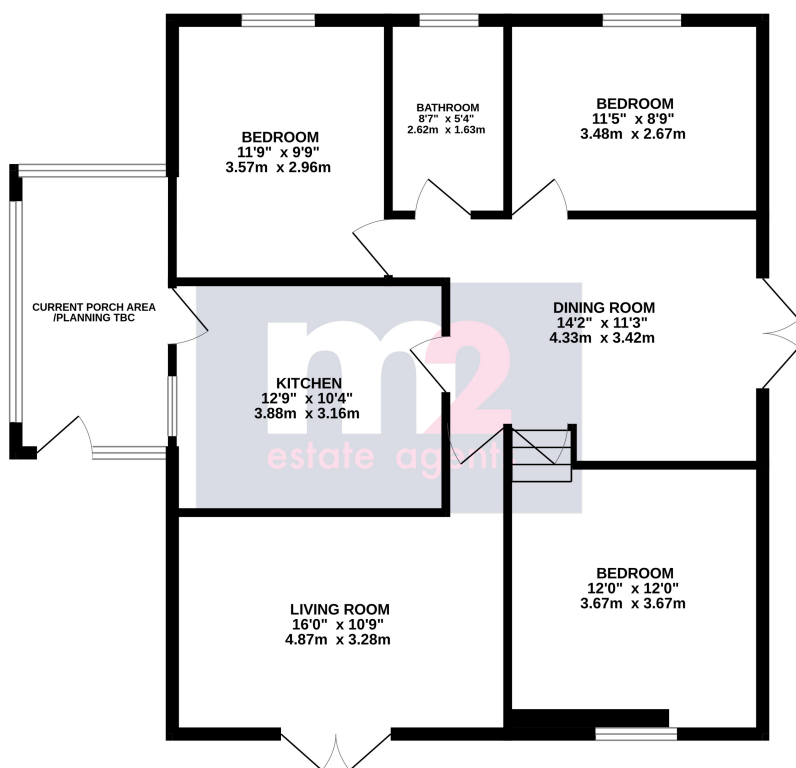
Mains Electric, water and drainage. Oil central heating.

Council Tax Band:

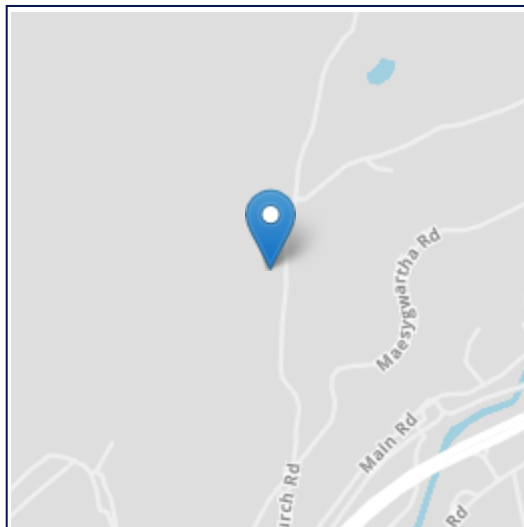
Band E.



GROUND FLOOR



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 ©2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	88
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	28
(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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