



**Gwernvale, Mill Crescent, Govilon,
Abergavenny. NP7 9SB
£465,000
Tenure Freehold**

- DETACHED PROPERTY
- THREE BEDROOMS
- OPEN PLAN LIVING / DINING ROOM
- FITTED KITCHEN
- CONSERVATORY
- UTILITY ROOM
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR FAMILY BATHROOM
- WELL MAINTAINED GARDEN
- GARAGE & DRIVEWAY

Located in a quiet cul-de-sac location, this is a well-proportioned home with a spacious entrance hall, ground floor shower room with W.C., open plan lounge/dining room with french doors to garden, a spacious kitchen with fitted wall and base units, integral hob with eye-level double oven, a window to rear and open plan to a conservatory overlooking the garden. There is separate utility room with side entrance door To the first floor is a master bedroom with enjoying views, two further bedrooms, a family bathroom and access to the loft area which is boarded and accessed via a loft ladder, subject to planning permission could be converted to provide additional accommodation. The property benefits from double glazing and a gas central heating system.

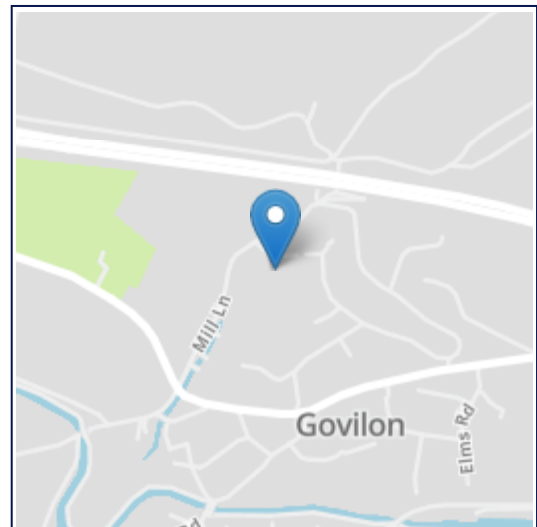
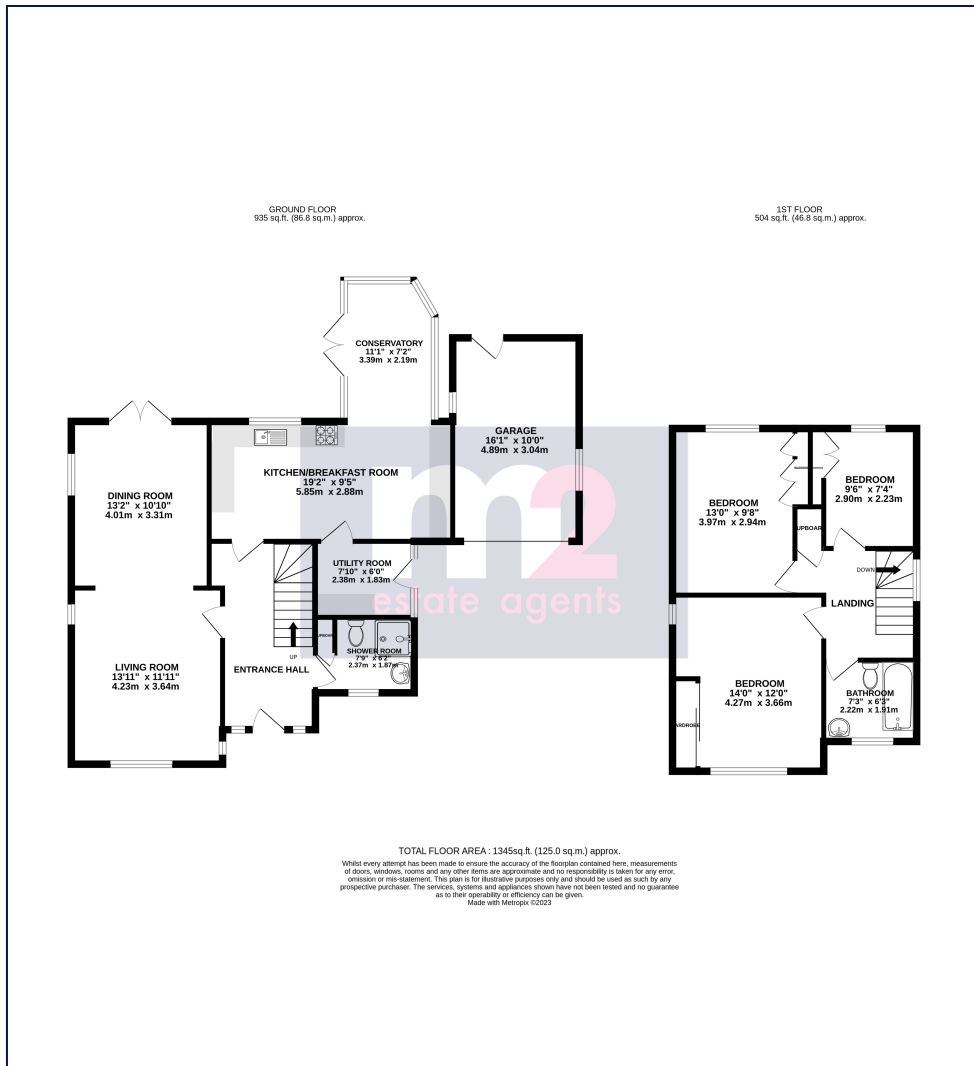
Outside; Approached via driveway providing parking facilities for several vehicles leading to garage with light & power and rear courtesy door. Front gardens are principally lawned with mature shrub borders. Side entrance leads to a well maintained rear garden with lawn, a vegetable patch, and enjoying a variety of shrubs and trees. Adjacent is a patio seating area and summerhouse to the rear of the garden.

Services:

Mains water, electricity, Gas and drainage.

Council Tax Band:

F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	68	77
(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.

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.