



8 Station Road, Govilon, Abergavenny, NP7 9RG
Three Bedroom Detached Property.

Guide Price of
£445,000

8 Station Road, Abergavenny, NP7 9RG

Overview

- Detached Property
- Three Bedrooms
- Kitchen / Breakfast Room
- Conservatory
- Utility Room
- Games Room/Office space
- Downstairs Cloakroom & Shower
- Four Piece Family Bathroom
- Double Glazing Throughout
- Gas Central Heating
- Driveway and Garage
- Village Location



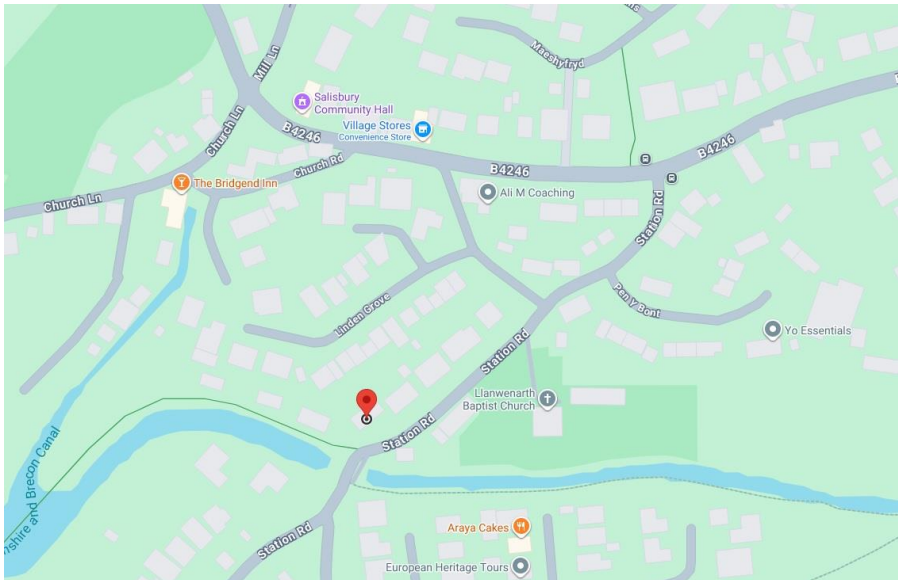
An immaculately presented spacious family home situated in the desirable village of Govilon near the Monmouthshire and Brecon Canal.



Located a short distance from the Brecon & Monmouthshire Canal in the sought after village of Govilon , just outside the market town of Abergavenny, we are delighted to offer for sale this 1960's built executive and individually designed residence that offers spacious family size living accommodation comprising: Entrance Hall, dual aspect living room with log burner, fully fitted kitchen/diner, leading to conservatory with solid roof. Utility room having a door allowing internal access to the garage/gym and separate access via a staircase leading up to a first floor games room. The Utility also has a self-contained ground floor shower room. There are three bedrooms and a family bathroom with four piece suite to the first floor.



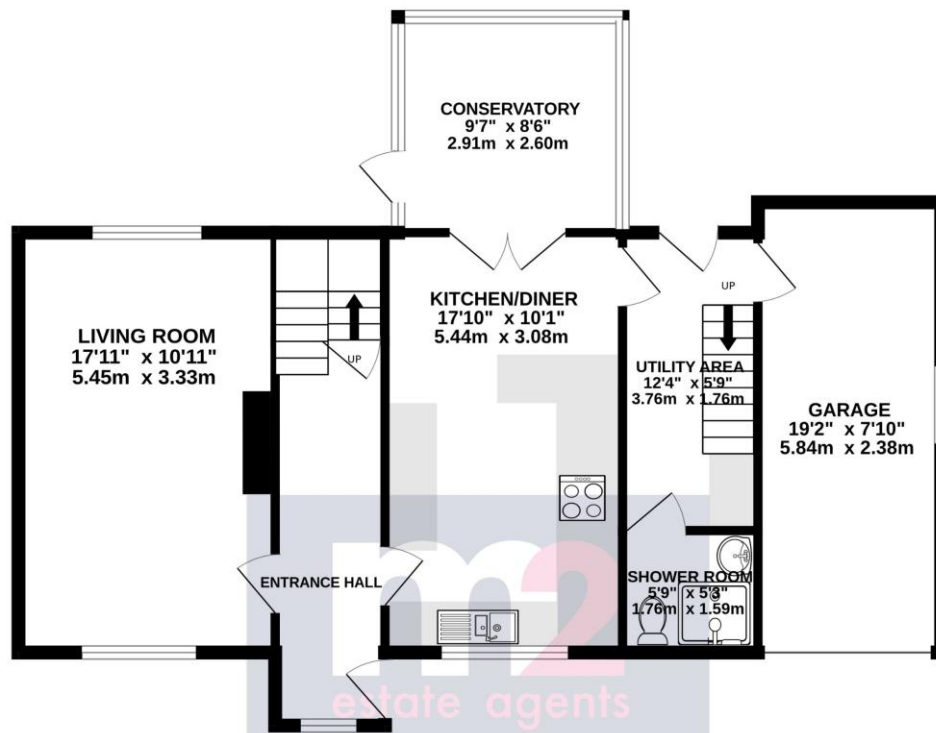
Externally there is a large driveway with parking for numerous vehicles fronting a single garage with electric powered door. (The garage is currently utilised as a gym area.) The immaculate landscaped wrap around garden areas have a flat lawned section with surrounding mature shrubs and trees, slated hardstand located to the rear of the garage currently accommodating a hot tub. Separate children's play area and a bbq seating section. The home benefits from Gas Central Heating via a combination boiler, Upvc double glazing and integrated kitchen appliances.



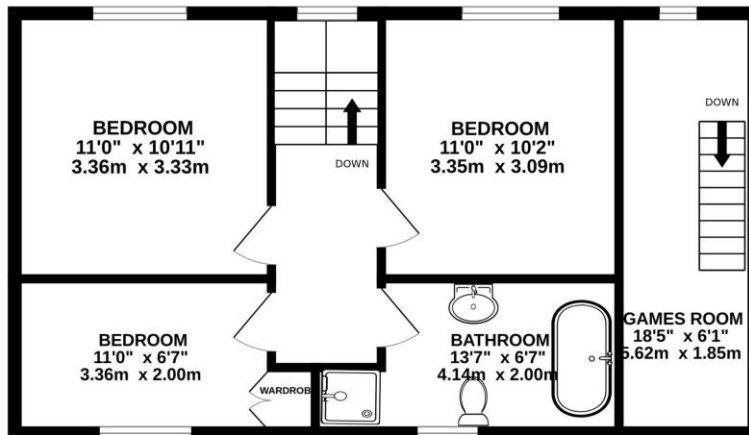
Location

Govilon is a popular residential village which benefits from having a convenience shop, village pub, canal, football pitch and children's park. The property is approximately 3 miles from the popular market town of Abergavenny which has a number of primary schools and a secondary school. The town centre offers all necessary amenities such as doctors and dentist surgeries, a choice of supermarkets, independent shops, butchers, cafes, restaurants and pubs and library. The town is also the perfect commuters town as it provides ample travel with the train and bus station and is close to all major road links.

GROUND FLOOR
809 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1371 sq.ft. (127.4 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 ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

11 Cross Street, Abergavenny, NP7 5EH

Tel: 01873 8563 856388

Email: abergavenny@m2ea.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.