



7 Brynglas, Gilwern, Abergavenny. NP7 0BT
£279,950
Tenure Freehold

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- FIRST FLOOR BATHROOM & GROUND FLOOR WC
- 2 RECEPTION ROOMS
- STUDY AREA
- DRIVEWAY FOR 4/5 CARS
- LARGE GARDENS TO FRONT & REAR
- DETACHED GARAGE

Situated in the popular village of Gilwern on the outskirts of Abergavenny is this Three Bedroomed Semi-Detached family size home that offers accommodation comprising: Entrance Porch, hallway, Lounge, Separate Dining Room, Galley Style Kitchen, Utility Area and ground Floor W/C. To the first floor there are Two Double Bedrooms, One Single Bedroom and a Family Bathroom. The home benefits from Gas Central Heating and Double Glazing. Outside there are excellent size lawned garden, the rear being considerably large and flat. At one side is a long driveway with space for 4/5 cars which fronts a 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.

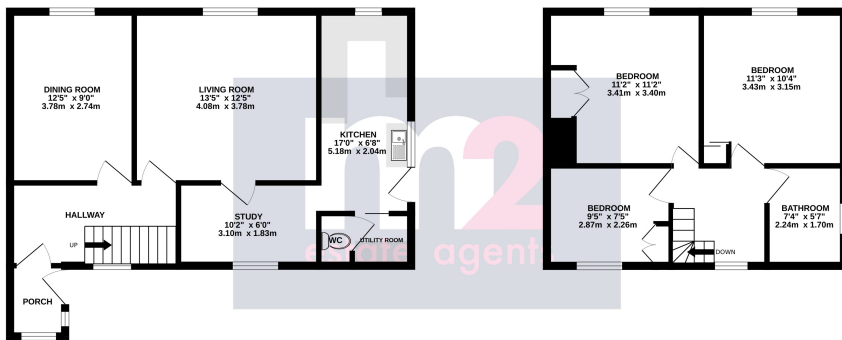
Council Tax Band:

Band C.

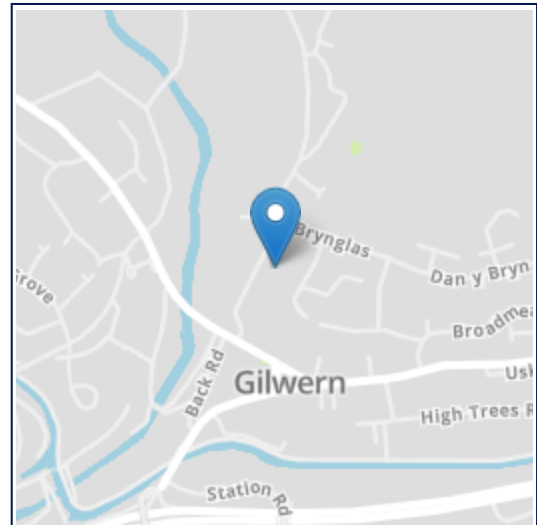


GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 946 sq.ft. (87.8 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 symbols, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with M2Agent.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	82
(69-80)	C	
(55-68)	D	55
(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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I/We acknowledge that I/we have read and understand your terms letter and that these property (7 Brynglas, Abergavenny, NP7 0BT) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____