



**The Timbers, Hiley Avenue, Gilwern NP7 0DW**  
Detached Two Bedroom Dormer Style Property

**£325,000**



# The Timbers, Hiley Avenue, Gilwern NP7 0DW

Detached Two Bedroom Dormer style property

## Overview

- Detached Dormer Style Property in Popular Village Location
- Enjoying Outstanding Views Towards the Sugarloaf Mountain
- Spacious Living/Dining Room with Wood Burning Stove.
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Former Garage Providing Stores & Study
- Driveway and Garden to Front
- Good Size Sun Terrace Overlooking Lawned Garden



Enjoying outstanding panoramic views towards the Sugarloaf Mountain, from all principal rooms, this spacious two-bedroom dormer-style property is situated in the popular village of Gilwern within the Brecon Beacons National Park.

In brief, the accommodation comprises:

To the ground floor: An entrance hall with stairs to the first floor, a large lounge/diner with a wood burner benefits from a large picture window enjoying panoramic views from the rear, centralising on the Sugarloaf Mountain.

The kitchen/breakfast room is fitted with a range of wall and base units, having a twin Belfast sink, ample space for a table. A door leads to a side porch and former garage split into two storage rooms and a useful study/home office.

A bathroom leads off the entrance hall, fitted with a quadrant shower, paneled bath, and fully tiled walls.

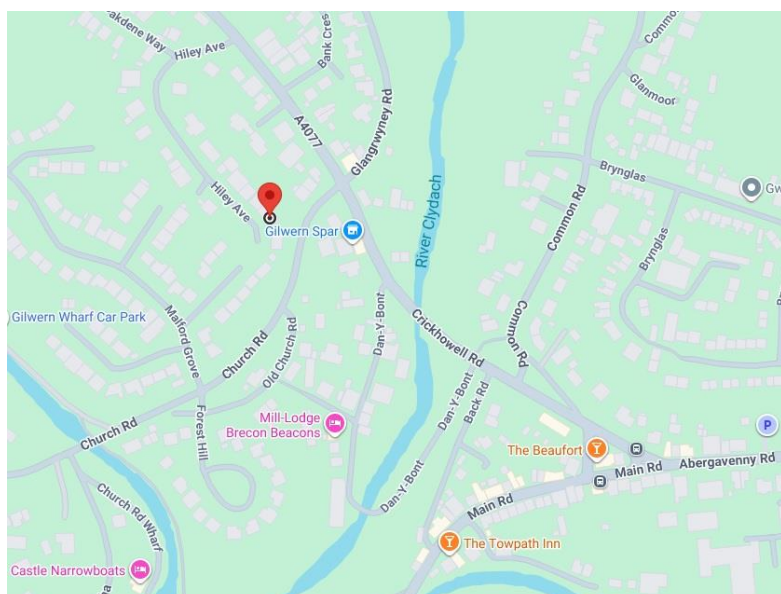




To the first floor: A landing leads to two double bedrooms, both enjoying dual aspect views and having access to eaves storage.

Outside: To the front, a driveway and terrace garden with pathways to the main entrances and side accesses.

To the rear: A full-width terrace overlooks a garden laid mainly to lawn, enclosed with fencing, having a secondary decked seating area. An insulated shed provides a second office. A gate leads to a side pedestrian path.

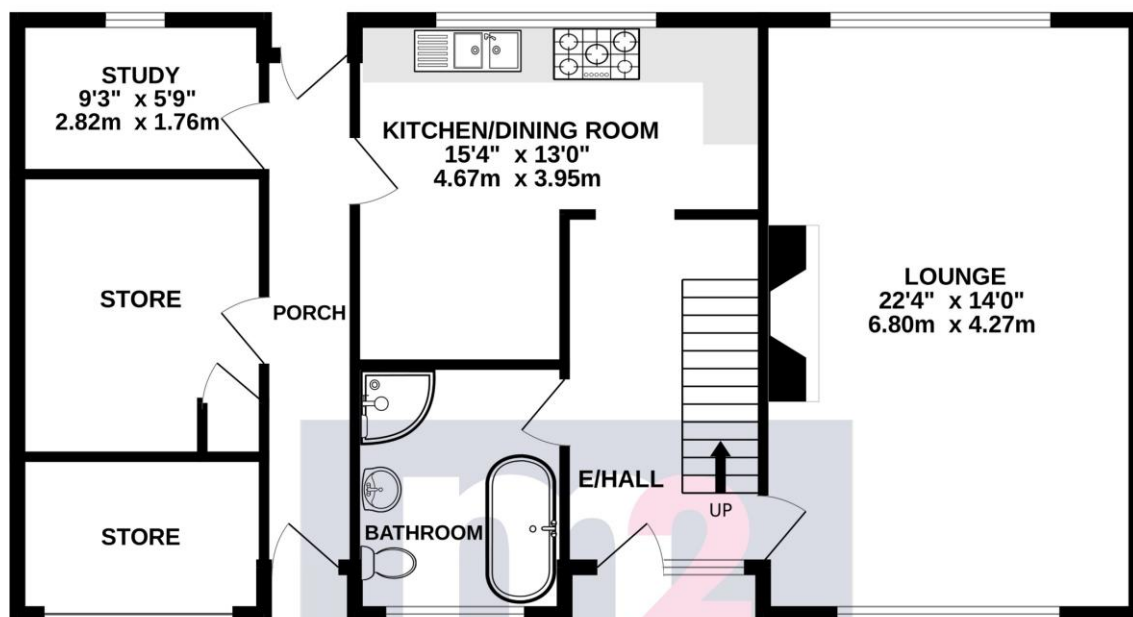


## Location

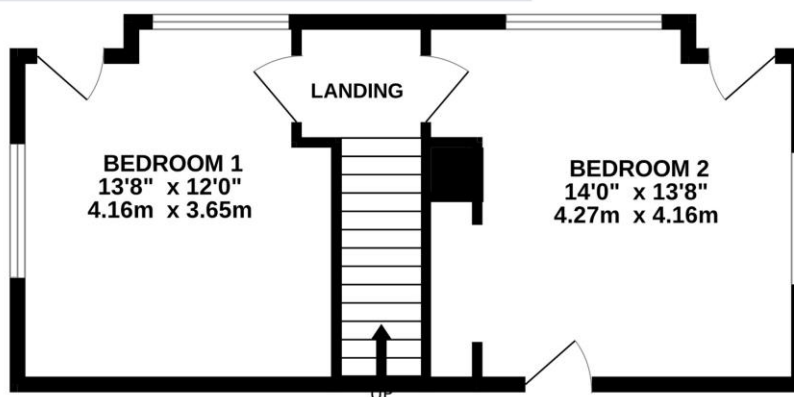
The property is conveniently located within the popular village of Gilwern, which offers a range of everyday amenities including a local primary school, church, , convenience store, garage with post office, traditional butcher, fish and chip shop and a public house.

The village is well known for its leisure opportunities, with an excellent selection of scenic walks, cycling routes and access to the Monmouthshire & Brecon Canal, providing opportunities for boating and waterside recreation.

GROUND FLOOR  
901 sq.ft. (83.7 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.5 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	75 C
39-54	E		
21-38	F		
1-20	G		

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