



14 Brynglas, Gilwern, Abergavenny. NP7 0BS
£269,950
Tenure Freehold

- SEMI-DETACHED PROPERTY
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- DRIVEWAY PROVIDING PARKING
- POPULAR RESIDENTIAL LOCATION
- UPDATED THROUGHOUT
- SHED WITH POWER AND WATER
- UPVC DOUBLE GLAZING THROUGHOUT

We are delighted to offer for sale this well presented Three Bedroomed Semi-Detached property located in the popular village of Gilwern on the outskirts of Abergavenny. The accommodation comprises: Entrance Hall, Fitted Kitchen and Lounge with two windows to the front elevation. To the first floor there is access off the landing area to a Master Bedroom, Second Double Bedroom, a Single Bedroom ideal for use as a Nursery or Study and a Family Bathroom. The home has a parking area to the front, front and rear gardens with gated side access. The rear garden also accommodates a workshop with mains electricity and water. We expect early interest in this home and early viewing is strongly recommended.

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.

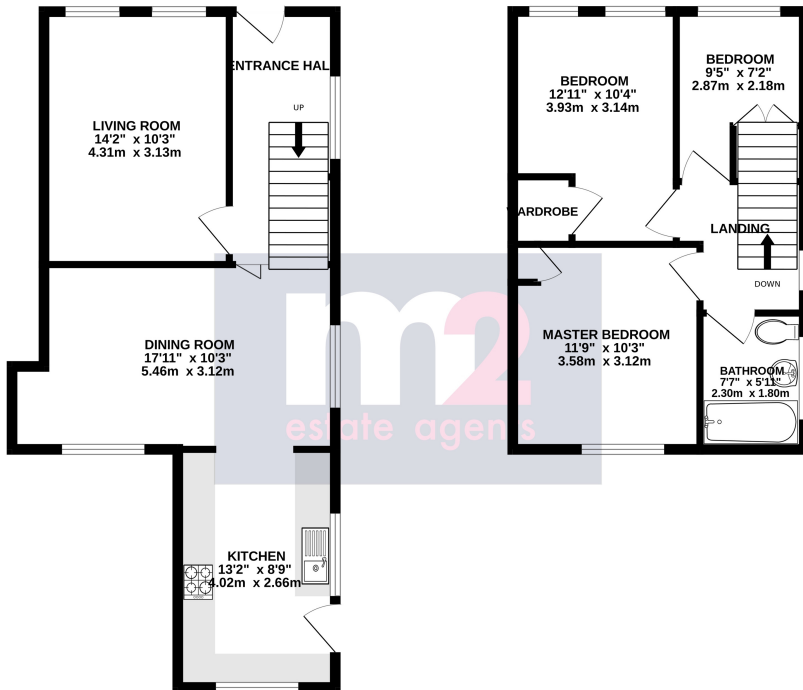
Council Tax Band:

Band C.



GROUND FLOOR

1ST FLOOR



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 Metapix 1/2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	58	
(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.