



**78 Brynglas, Gilwern, Abergavenny. NP7 0BW**  
**£230,000**  
**Tenure Freehold**

- **MID TERRACED PROPERTY**
- **THREE BEDROOMS**
- **KITCHEN / DINING ROOM**
- **ENCLOSED REAR GARDEN**
- **MATURE FRONT GARDEN**
- **MOUNTAIN VIEWS**



Situated in the popular village of Gilwern just a short distance from Abergavenny, this well presented Three Bedroomed Mid Terrace House in an elevated position with stunning mountain views would be a perfect purchase for a First Time Buyer. The home offers spacious accommodation comprising: Hall, Lounge, Large Fitted Kitchen/Diner, Two Large Double Bedrooms and a further Single Bedroom alongside a Family Bathroom to the first floor. This lovely home is complimented further by Gas Central Heating via a Combination Boiler and Double Glazing. To the outside there is a front garden stocked with an abundance of mature shrubs, pedestrian shared side access which leads to a three tier enclosed rear garden, with seating areas and a summer house. 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.

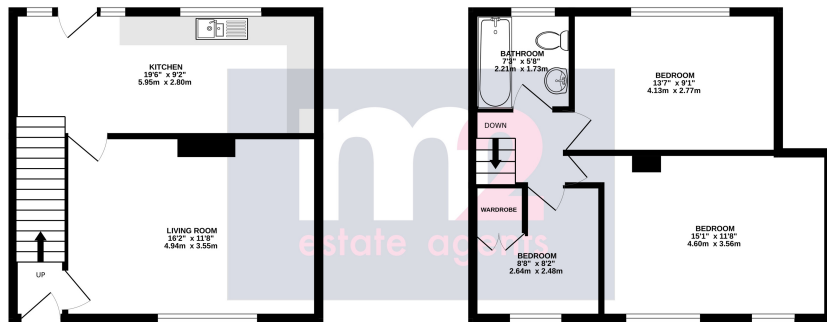
Council Tax Band:

Band C.



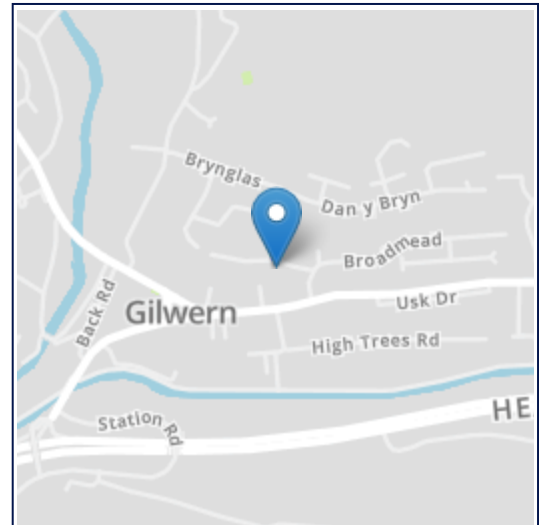
GROUND FLOOR  
377 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 840sq.ft. (78.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>88</b>
(69-80)	<b>C</b>	<b>76</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		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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