



GILWERN

Guide price **£500,000**



11 THE SHIRES

Gilwern, Abergavenny, Monmouthshire NP7 0EX



Detached four bedroom family home
Situated at the end of a cul-de-sac Detached
double garage and driveway

Nestled at the end of a tranquil cul-de-sac in the charming village of Gilwern, this four-bedroom detached home offers a perfect blend of rural serenity and modern convenience.

The picturesque village setting is complemented by the close proximity to Abergavenny, where you can enjoy a variety of supermarkets, restaurants, and a well-connected train station.

This location is ideal for commuters, with easy access to larger towns and cities such as Newport, Cardiff, Bristol, Hereford, and Swansea.

For nature enthusiasts, the stunning landscapes of Bannau Brycheiniog (Brecon Beacons National Park) are nearby, offering endless countryside walks and outdoor activities.

The nearby town of Crickhowell, known for its independent shops and vibrant community, adds to the appeal. This property is a haven for those seeking a peaceful lifestyle with the benefits of convenient travel and access to urban amenities.

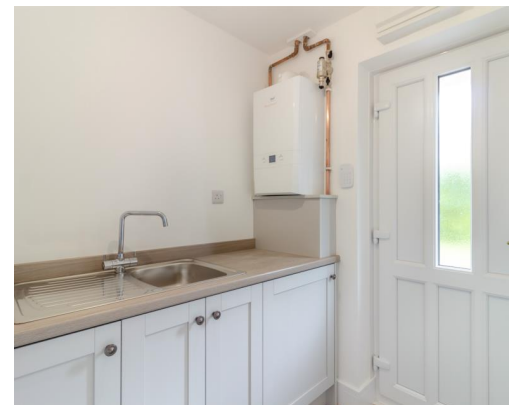


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KEY FEATURES

- Completely renovated by the current owners
- Countryside views
- Four bedrooms
- En-Suite facilities
- Detached double garage
- Cul-de-sac setting



STEP INSIDE



Upon entering this beautifully renovated home, you are greeted by a welcoming entrance hall, setting the tone for the tasteful design found throughout.

Directly ahead, the staircase ascends to the first-floor landing, while doors on either side lead to the lounge and study, respectively. The entrance hall also provides access to a convenient ground floor cloakroom.

To the right, the main lounge beckons with its cosy feature fireplace and a charming corner bay window that floods the room with natural light. This inviting space seamlessly flows into the dining room, where French doors open out to the rear garden, creating an effortless indoor-outdoor living experience.

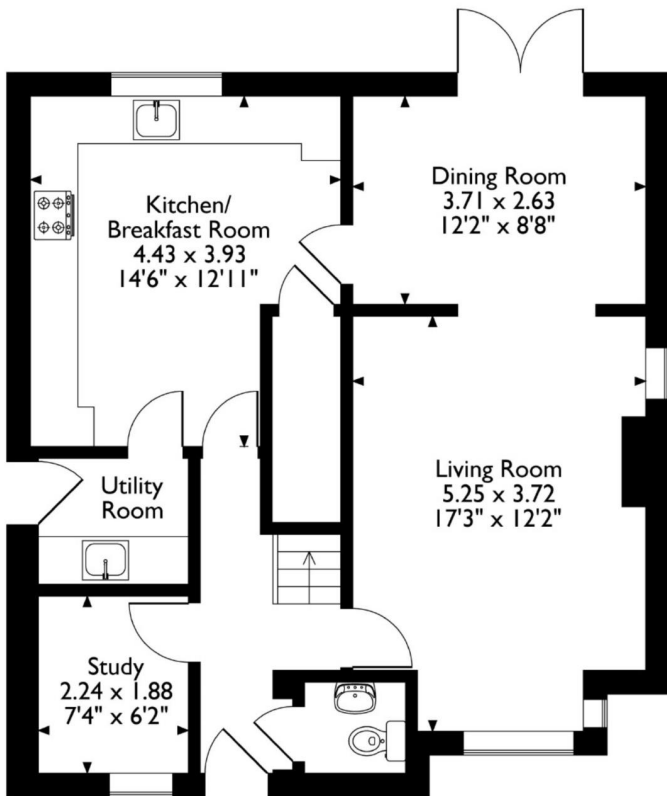
Adjoining the dining room, the kitchen is a chef's delight, boasting a range of modern wall and base units, laminated work surfaces, and stylish splashbacks.

Integrated appliances include a fridge/freezer, dishwasher, and a Rangemaster oven with a five-ring gas hob, ensuring a well-equipped and functional cooking space.

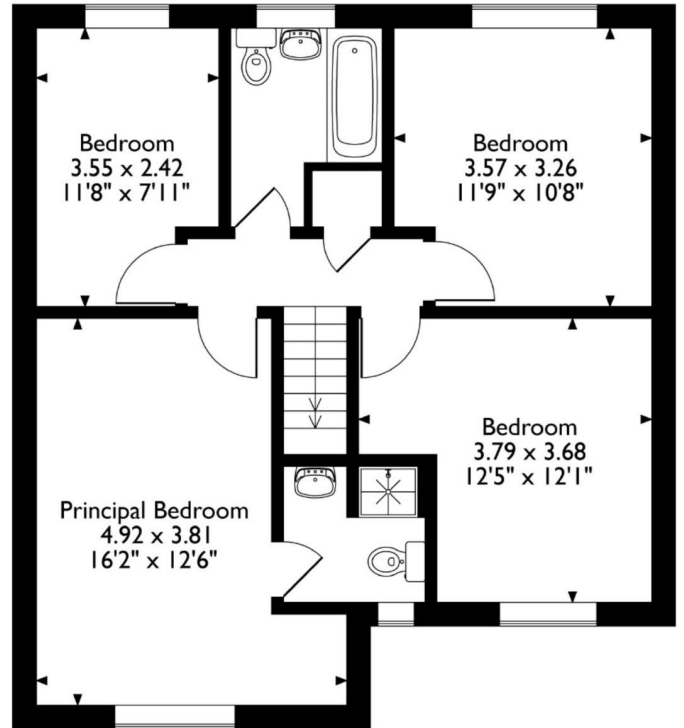
Off the kitchen, the utility room offers additional amenities with an integral washing machine and tumble dryer, plus a door that conveniently opens to the driveway, making daily chores a breeze.

The study completes the ground floor accommodation with window overlooking the front garden.

Approximate Gross Internal Area 126 Sq M / 1356 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Ascending to the first floor, you'll find four generously sized double bedrooms.

The principal bedroom is a standout, featuring en-suite facilities for added privacy and comfort.

The main family bathroom on this floor is fitted with a contemporary white suite, serving the remaining bedrooms with modern style and convenience.

Every inch of this home has been thoughtfully modernised and renovated in 2024, including new flooring, an updated kitchen, and refreshed bathrooms, presenting a turnkey opportunity for the new owners.

This immaculate interior, combined with the home's practical layout and high-quality finishes, makes it perfect for those looking to move in without any additional work.

Experience the perfect blend of modern living and classic charm in this exquisite home, designed for comfort, functionality, and effortless style.

STEP OUTSIDE



Stepping outside, you are greeted by a beautifully maintained front garden, featuring a lush lawn and tasteful shrub borders, enhancing the home's curb appeal. A charming covered porchway by the front door adds a welcoming touch.

To the side, a spacious double-width driveway leads to a detached double garage, equipped with twin up-and-over doors for easy vehicular access. This provides ample parking and storage space.

A timber gate offers access to the enclosed rear garden, a tranquil haven primarily laid to lawn. Mature hedged and tree borders provide privacy and a serene backdrop, perfect for outdoor activities, gardening, or simply relaxing.

This outdoor space seamlessly complements the home's interior, offering a perfect blend of functionality and natural beauty.

INFORMATION

Postcode: NP7 0EX

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From the Beaufort Public House in the heart of Gilwern take the Crickhowell Road towards Crickhowell. After just under half a mile, take the right hand turning into Glangrwyney Road. Take the right hand turning into Cae Meldon after a quarter of a mile, then your first turning on the left into The Halfpennys. Continue along this road as it becomes The Shires. Number eleven is found at the end of the cul-de-sac.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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