



4 Fairhome Gilwern, Abergavenny Monmouthshire NP7 0BA

A fantastic opportunity to acquire an extended 3 bedroom semi-detached home in need of complete renovation.

- Desirable location close to the local primary school •
- Family bathroom • Off-road parking • Gardens to the front and rear •
- Garage in need of repair •



www.powellsrural.co.uk



4 Fairhome

Gilwern, Abergavenny, Monmouthshire NP7 OBA

Three bedroom semi-detached house, located in a desirable community within walking distance to the local primary school. This property requires modernisation throughout but has already been extended, has gardens to the front and rear and a garage in need of repair. It is a perfect opportunity for those looking for a project in order to create their dream home.

Crickhowell - 2.8 miles

Abergavenny - 4.7 miles

Ebbw Vale - 10 miles

Newport - 22.3 miles

Cardiff - 52.4 miles

Location & Situation

Gilwern is a thriving community and a superb location that has majestic views of Sugar Loaf mountain. It lies just 2.8 miles from Crickhowell and approximately 4 miles to the historic market town of Abergavenny. The village offers a post office, butchers shop, several public houses, garage, village hall, Gilwern United Reform Church, library, doctors surgery and the Canal Wharf on the Brecon to Monmouthshire Canal. Gilwern primary school is located within walking distance of 4 Fairhome. Higher Education can be found in Abergavenny and Crickhowell.

Abergavenny is a thriving historic town which hosts the Annual Food Festival which attracts thousands of visitors every year as well as an indoor weekly market in the town centre. The town also offers a wide range of amenities such as doctors and dental surgeries, supermarkets, Nevill Hall Hospital and many high street and boutique shops. The Angel Hotel in the centre of Abergavenny, is just a stone's throw from Abergavenny Castle and offers award winning afternoon teas. The well renowned restaurants, The Hardwick and The Walnut Tree are also located on the outskirts of Abergavenny. Surrounding the town is stunning countryside and there are beautiful walks of the Brecon Beacons National Park.



Description

Step into the main entrance hall where a cloaks cupboard and a useful storage cupboard under the stairs can be found. Doors open into the sitting room, dining room and kitchen.

The sitting room has a large window to the front aspect allowing light to flood in. There is a chimney breast with an inset gas fire (not in working order).

The kitchen has a range of base and wall cupboards a one and a half sink and drainer and integral appliances to include an oven, electric hob and a fridge freezer. There is space for a washing machine and a dishwasher. The kitchen is part open-plan to the dining room. An external door provides access to the side aspect.

An L Shaped dining room wraps around the kitchen to create a superb living and entertaining area. Sliding glazed doors provide access into the garden and large windows allow light to pour through into the space. A theme found throughout much of this property.



Stairs from the entrance hall lead up to two double bedrooms with fitted wardrobes and a single bedroom. The family bathroom has a coloured suite comprising of a bath, pedestal wash hand basin and a WC.

Outside there is a block paved off-road parking area leading to a detached garage in need of repair. The front garden needs some maintenance but could be beautiful again with some tender loving care.

A pathway leads into the rear garden which also requires maintenance, but the general structure is in place. A plethora of colourful flowers include Roses, Foxgloves, Lilies, Fushias, Evening Primrose, Poppies and Lily of The Valley to name a few. There is also a vegetable produce area and herb garden.



Council Tax Band

Band E.

Local Authority

Monmouthshire County Council.
Telephone 01633 644644.

Tenure

Freehold

Services

4 Fairhome benefits from gas central heating, mains water and mains drainage.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to in these particulars.

Viewings

Strictly by appointment with the selling agent.

Sale Method

The Property is offered for sale by Private Treaty.

Directions

From the Hardwick roundabout in Abergavenny, take the A465 signposted Merthyr Tydfil. As you approach the next roundabout, take the slip road for the A4077/B4246 to Gilwern / Crickhowell / Blaenavon.

Proceed to the third exit, on to the A4077. In approximately a mile, turn right on to Crickhowell Road, then turn left to stay on Crickhowell Road.

Next, turn right on to Common Road, after a short distance the property will be found on the your right.

Postcode: NP7 OBA

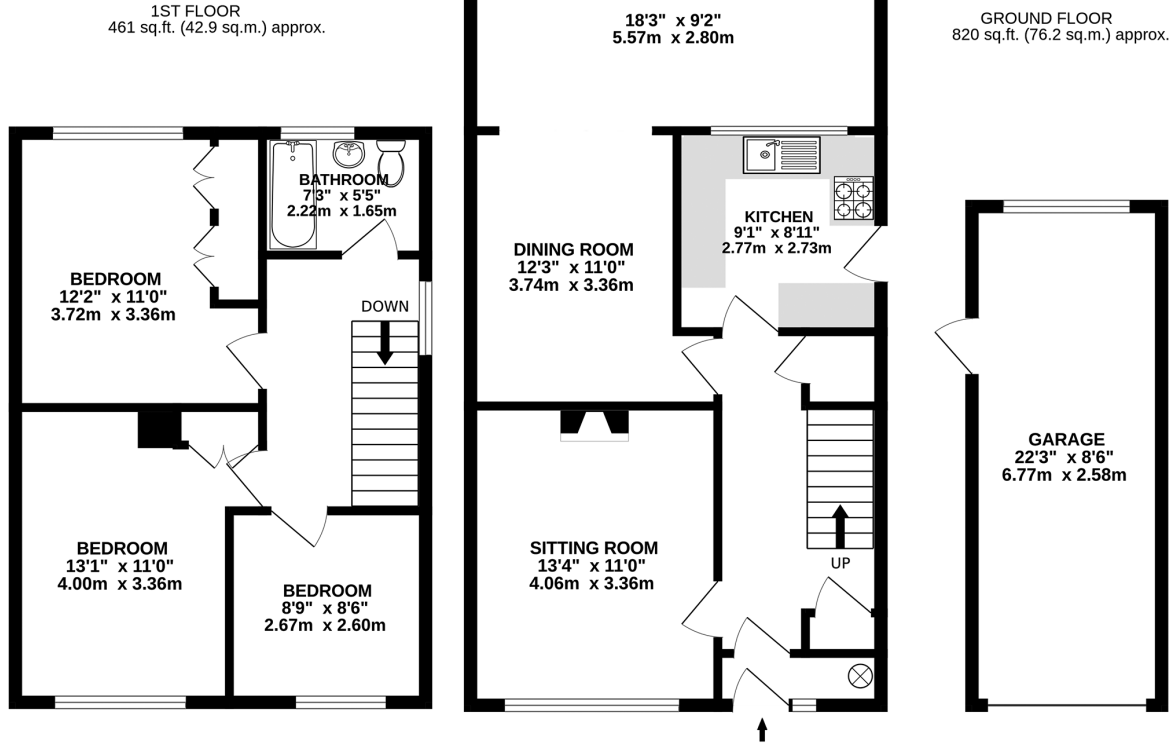
 [cries.briefer.brings](https://www.cries.briefer.brings)



4 Fairhome

Gilwern, Abergavenny, Monmouthshire NP7 OBA

Floorplan



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Singleton Court Business Park, Wonastow Road, Monmouth NP25 5JA
 T 01600 714140 E enquiries@powellsrural.co.uk W www.powellsrural.co.uk

Important Notice

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared August 2023.