



42 WERN GIFFORD

PANDY | ABERGAVENNY



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A SUPERB OPPORTUNITY TO ACQUIRE A BEAUTIFULLY PRESENTED, THREE-BEDROOM FAMILY HOME LOCATED IN THE HIGHLY DESIRABLE VILLAGE OF PANDY. THE PROPERTY IS WITHIN CLOSE PROXIMITY TO MANY LOCAL AMENITIES TO INCLUDE THE LOCAL PRIMARY SCHOOL, VILLAGE HALL AND A CHOICE OF PUBLIC HOUSES.

- Semi-detached three bedroom family home •
- Open plan sitting room and spacious kitchen/dining room •
- High specification kitchen with a breakfast bar •
 - Situated in the desirable village of Pandy •
- Within walking distance of the local primary school and local amenities •
 - Gardens to the front and rear •
- Ample off-road parking for several vehicles •
- A single garage, perfect for parking, further storage or a workshop •

DISTANCES FROM 42 WERN GIFFORD

• Abergavenny 6 miles • Pontrilas 6.7 miles • Ewyas Harold 7.1 miles • Hereford 18.5 miles • M4 / Newport 32.9 miles • Gloucester - 38.4 miles • Cardiff • 43.8 miles • Bristol - 53.7 miles •

• Abergavenny Train Station 7 miles • Hereford Train Station 18.8 miles • Bristol Airport 58.6 miles • Cardiff Airport 59.1 miles • Birmingham Airport 87 miles •
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Wern Gifford is a development of houses and bungalows occupying a cul-de-sac location surrounded by countryside. The property enjoys a desirable position within the village of Pandy.

The villages of Pandy and Llanvihangel Crucorney are surrounded by wonderful views and are overlooked by The Skirrid mountain and have several pubs including The Skirrid Inn, which is reputed to be Wales' oldest inn. An excellent primary school is located close by. There is also a village hall and shop with garage/petrol station. Pandy is a historic village community located just off the A465 trunk road between Abergavenny and Hereford.

Situated approximately 6 miles north is the thriving historic town of Abergavenny which hosts the annual food festival attracting thousands of visitors every year as well as a weekly indoor market in the town centre.

The town also offers a wide range of amenities such as doctors and dental surgeries, supermarkets, cinema, library, excellent primary and secondary schools and many high street and boutique shops.

Abergavenny has a mainline railway station and excellent road links for commuting to the A40/A449 for links to the M4/M5 and M50 motorways and the A465 for the Heads of the Valleys

THE PROPERTY

42 Wern Gifford is an attractive three bedroomed family home that has been recently renovated and updated to a very high standard. It is well-proportioned internally offering plenty of space for a modern family. The property is extremely light and airy and is ready for new owners to move in, unpack and enjoy.

Accessed from the front, the door opens into a fully enclosed entrance hallway. Several doors lead to various rooms to include the sitting room, open plan kitchen/diner and a downstairs w.c/utility room.

The sitting room is a delightful space, and can be accessed via both the hallway and the kitchen/dining room.

From the sitting room, double doors open into the kitchen/diner. This space certainly is the 'hub' of the home and is perfect for entertaining guests. This room is zoned in to three different areas.

The Howdens joinery kitchen comprises of modern wall and base units with an integral double oven and grill, electric hob with extractor fan. There is also a breakfast bar/island matching the kitchen units. There is space for a large sized table.

Adjacent to the main kitchen area there are further base and wall units and a composite one and a half sink and drainer with mixer tap. Integrated appliances include a fridge, freezer and a dishwasher, whilst also providing plenty of storage. A door leads to the side aspect and sliding patio doors lead out to the rear garden.

A staircase leads from the entrance hall up to the first floor. Doors lead to three bedrooms, a family shower room and useful storage cupboard.



The principal bedroom is a double room with fitted wardrobes and a window overlooking the front garden. Bedroom 2 is a double room with a view over the rear garden. Bedroom three is a small double room also with a view over the rear garden.

The shower room comprises of a double shower unit and wash hand basin with vanity unit and w.c. There is also a heated vertical towel rail.

OUTSIDE

The front garden has a low level lawn and is bordered with flowers and shrubs. There is a concrete driveway at the front of the property providing off-road parking for several vehicles.

The enclosed rear garden is low maintenance and has a patio seating area. Ideal for al-fresco dining during the summer months. The garden also benefits from a greenhouse and numerous raised vegetable beds. The perfect space for enthusiastic gardeners. The garage is located at the side of the property. A perfect space for parking, further storage or a workshop.

KEY INFORMATION

Services: The property benefits from oil fired central heating, mains electricity, mains water and mains drainage.

Fixtures and fittings: All fixtures and fittings in 42 Wern Gifford are excluded from the sale but may be available by separate negotiation.

Viewings: Strictly by appointment with Powells – 01600 714140

Tenure: Freehold with vacant possession upon completion


Local Authority: Monmouthshire County Council – Tel 01633 644644

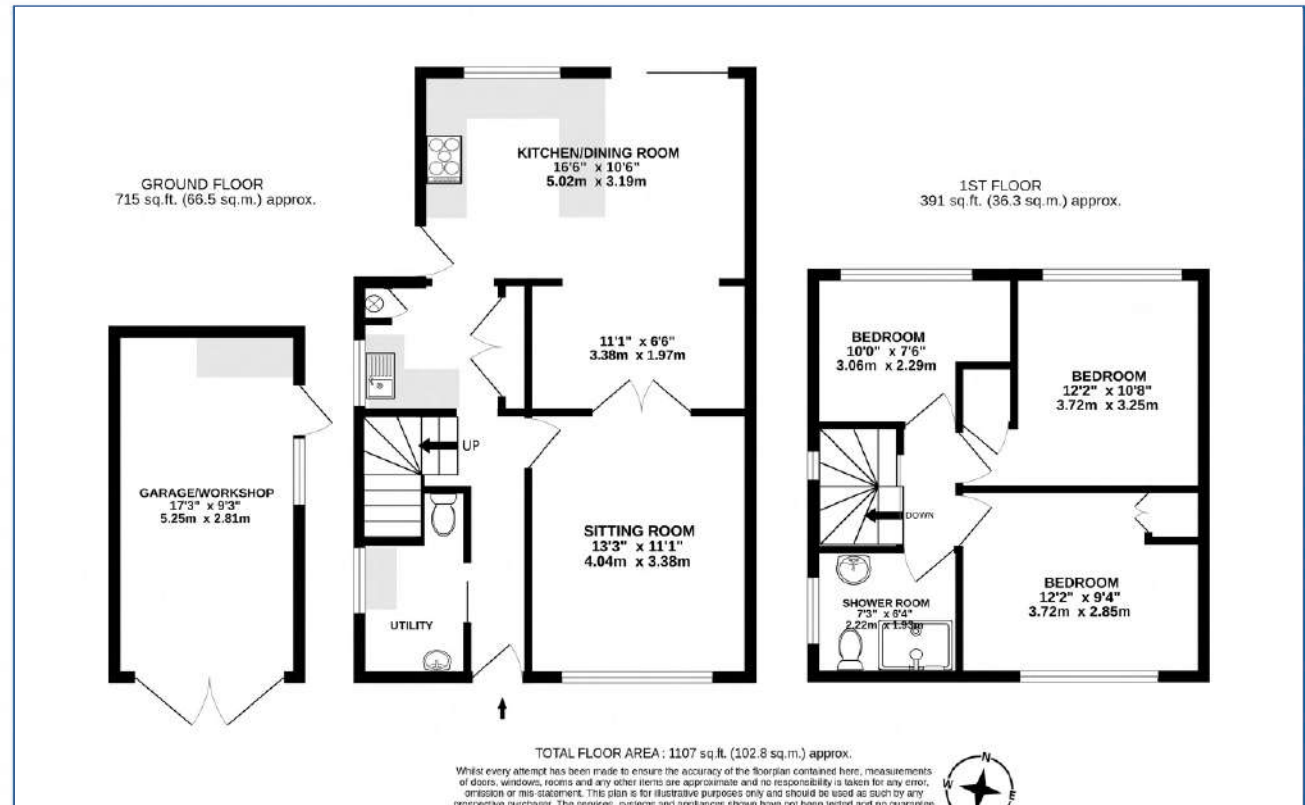
The property is classified as a band C for Council Tax

Wayleaves, Easements and 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 these particulars.

Sale Method: The property is offered for sale by Private Treaty.

Directions: From Abergavenny follow the A465 towards Hereford for approximately 6 miles. You will see The Rising Sun, Camping & Caravan Site on your left, take the first right into Wern Gifford. You will see a signpost for Wern Gifford. Travel down Wern Gifford and go past the school on your right-hand side. Keep following the road straight and take your first left. The property will be on your left-hand side. There will be a Powells For Sale board..

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		