



## 6 Wern Gifford Pandy, Abergavenny, NP7 8RS

A superb opportunity to acquire a beautifully presented, two-bedroom bungalow located in the highly desirable village of Pandy.

- Semi-detached two bedroom bungalow • Situated in the desirable village of Pandy •
- Within walking distance of the local primary school and local amenities •
- Pretty gardens to the front and rear •
- Garage and driveway for off-road parking •



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## 6 Wern Gifford

Pandy, Abergavenny, NP7 8RS

A delightful two bedroom bungalow situated in the highly sought-after village of Pandy.

The property is within close proximity to many of the local amenities including the local primary school, village hall and a choice of public houses.

**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**

### 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 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.



### 6 Wern Gifford Residence

6 Wern Gifford is a delightful two bedroom bungalow. It is well-proportioned internally offering plenty of space. The bungalow has been maintained to a high standard and is ready for new owners to move in, unpack and enjoy.

Step into the entrance hall with several doors leading to various rooms to include the sitting room, bedrooms, kitchen and shower room.

The sitting room is a delightful space. An electric fire makes an attractive focal point in this room. Sliding patio doors lead out to the front garden.



The kitchen comprises of modern wall and base units with integral oven, electric induction hob with extractor fan above. There is also an integral dishwasher and fridge and there is space for a washing machine. An external door leads to the rear garden.

The principal bedroom is a double room with a window overlooking the front garden. Bedroom 2 is a double room with sliding patio doors leading out to the rear garden. This room is currently utilized as a dining room.

The shower room comprises of a shower cubicle, wash hand basin and w.c.



## Outside

A gate opens onto a pathway that leads up to the property between manicured lawns either side. The front garden is attractive and has a variety of pretty flowers and plants.

The garage is located at the front of the property and can be accessed via the road and the front garden. There is power and lighting available. There is off-road parking at the front aspect for two cars.

The enclosed rear garden is low maintenance and benefits from a decking area, ideal for al-fresco dining during the summer months. The rest of the garden is laid to lawn and enclosed with fencing. There is a wooden shed for storage.



## Services

The property benefits from electric heating, mains electricity, mains water and mains drainage..

## Fixtures and fittings

All fixtures and fittings in 60 Wern Gifford are excluded from the sale but may be available by separate negotiation.

## Tenure

Freehold with vacant possession upon completion.

## Local Authority

Monmouthshire County Council – Tel 01633 644644. The property is classified as band C for Council Tax.

## 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 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 take your second left and then left again. The property will be on your left-hand side. There will be a Powells For Sale board.

 [conga.splints,pity](https://conga.splints.pity)

## Viewings

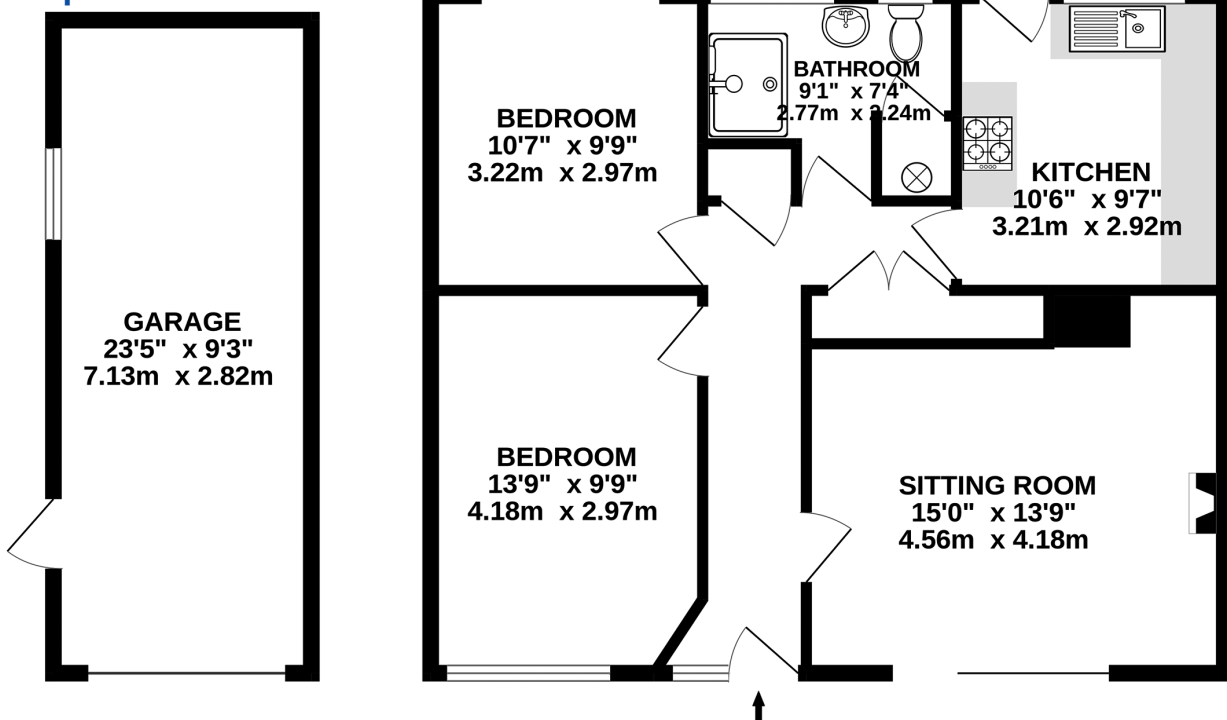
Strictly by appointment with Powells – 01600 714140.



# 6 Wern Gifford

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## Floorplan



TOTAL FLOOR AREA: 899 sq.ft. (83.5 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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## EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 59   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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