Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Lower Common
Gilwern
Abergavenny
Monmouthshire

Offers Over £600,000











- Exceptional four-bedroom detached family home.
- Detached double garage.
- Elegant living room with impressive inglenook fireplace and wood-burning stove.
- Spacious kitchen/dining room - ideal for family living.
- Large enclosed rear garden.
- Oil with underfloor heating throughout.
- Heat recovery system.
- Easy access to nearby towns Abergavenny and Crickhowell.
- Beautiful countryside and canal walks nearby.

Ref: PRH10570

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Viewing Instructions: Strictly By Appointment Only

General Description

Nestled in the highly desirable village of Gilwern, on the edge of the stunning Bannau Brycheiniog (Brecon Beacons) National Park, Dolfach is an exceptional four-bedroom detached family home offering space, character and versatility. Boasting two en-suite bedrooms, a superb kitchen/dining room, elegant reception rooms and an impressive living room with a magnificent inglenook fireplace, this beautifully proportioned home is perfectly designed for modern family living. Completing the property is a detached double garage with a first-floor room offering exciting potential to create a self-contained annex, home office or studio (subject to the necessary consents). An outstanding opportunity to enjoy village living with excellent access to Abergavenny, Crickhowell and some of the area's finest countryside. EPC D57.

Accommodation

Ground Floor

Hallway



Living Room (15' 6" Max x 19' 9" Max) or (4.72m Max x 6.02m Max)

A spacious living room, featuring oak effect laminate flooring, exposed ceiling beams, recessed spotlights, an exposed brick inglenook fireplace with an oak beam and inset wood-burning stove, two double glazed windows, four sets of wall lights creating a bright & welcoming living space.



Kitchen/ dining room (18' 8" Max x 11' 3" Max) or (5.69m Max x 3.42m Max)

A spacious open-plan kitchen/dining room fitted with a range of solid wood wall and base units with complementary work surfaces, inset sink and drainer, integrated appliances, tiled flooring, recessed spotlights, 2 wall lights a large double glazed window overlooking the garden.The dining area has ample space for a family dining table and double glazed French doors providing access to the rear garden.



Reception / Family Room (11' 8" Max x 9' 11" Max) or (3.56m Max x 3.01m Max)

A versatile reception room offering a range of potential uses including a family room, snug, playroom or home office. Featuring tiled flooring, a double glazed window, wall lighting, and ample space for a variety of furnishings.



Dining Room (11' 10" Max x 14' 8" Max) or (3.61m Max x 4.47m Max)

A generous dining room featuring oak flooring, recessed spotlights and double glazed French doors opening onto the rear garden, allowing plenty of natural light providing an ideal space for both everyday dining and entertaining guests.

Utility Room (10' 11" Max x 7' 11" Max) or (3.34m Max x 2.41m Max)



Tiled flooring, range of wall-mounted storage cupboards, wood effect work surface, integrated ceramic Belfast sink with mixer tap, space for washing machine and tumble dryer, wall-mounted shelving and storage, wooden external door, multi-panel painted internal door (boiler), double glazed window.



W.C. (4' 6" Max x 5' 0" Max) or (1.37m Max x 1.53m Max)

Tiled flooring, patterned low-level W.C. , pedestal wash hand basin,partly tiled walls, wood panelled internal door,frosted double glazed window.

First Floor

Landing

Carpeted with a double glazed window.Detachable part of the banister and ceiling panel for easy install of further stairs into the loft. Attic trusses used to enable easy attic conversion.



Master Bedroom (15' 10" Max x 9' 8" Max) or (4.82m Max x 2.94m Max)

A generously proportioned master bedroom featuring fitted wardrobes,fitted carpet, double glazed windows allowing an abundance of natural light, artex ceiling, ample space. With a door leading to...



En-Suite 1 (7' 7" Max x 9' 2" Max) or (2.31m Max x 2.79m Max)

Tiled flooring and walls, a corner bath, a free-standing shower cubicle, a low-level W.C., a bidet,pedestal wash-hand basin and a frosted double-glazed window.



Bedroom 2 (14' 7" Max x 11' 10" Max) or (4.45m Max x 3.61m Max)

Carpeted flooring, feature painted wall, artex ceiling, wooden internal door, double glazed window. With a door leading to...

Ensuite 2 (6' 2" Max x 6' 4" Max) or (1.87m Max x 1.94m Max)



Tiled flooring, walk-in shower cubicle, low level W.C., wash hand basin set within vanity unit, range of built-in storage cupboards, partly tiled walls, double glazed window.



Bedroom 3 (8' 6" Max x 11' 10" Max) or (2.60m Max x 3.61m Max)

Carpeted flooring, artex ceiling with pendant light, built-in double wardrobe, wooden internal door, double glazed window.



Bedroom 4 (9' 7" Max x 9' 10" Max) or (2.91m Max x 2.99m Max)

Carpeted flooring, artex ceiling with pendant light, built-in double wardrobe and double glazed window.



Bathroom (8' 10" Max x 6' 11" Max) or (2.70m Max x 2.10m Max)

Tiled flooring, corner bath, wash hand basin set within vanity unit, range of built-in storage cupboards, low level W.C., bidet, heated towel rail, partly tiled walls, wooden door, double glazed window.

External



Rear Garden

Generous lawn area, fully enclosed perimeter featuring timber panel fencing.

Garage

Detached double garage with a step up into twin wooden doors, power and lighting, first-floor room offering potential for conversion into a self-contained annex (subject to planning), and a gravelled driveway providing ample off-road parking



Broadband and Mobile phone

Ultrafast broadband is shown to be available in the area along with good mobile signal. This is for guidance only and you should check with your provider.

Services

Mains electricity and water, private drainage, oil-fired underfloor heating throughout, and a whole-house ventilation and heat recovery system to improve efficiency and air quality.

Tenure

Freehold

Council Tax

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Agents Note

National Resources Wales indicates that this postcode is at a very low risk of flooding.

Services

EPC Rating:57

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified

Directions

From our office in Crickhowell head southeast on the A40.Continue to follow A40,turn right onto Glangrwyney road, by the Bluebell Pub, follow this road over the bridge then turn left. Follow this road all the way around into Lower Common Gilwern and the property will be on your left.







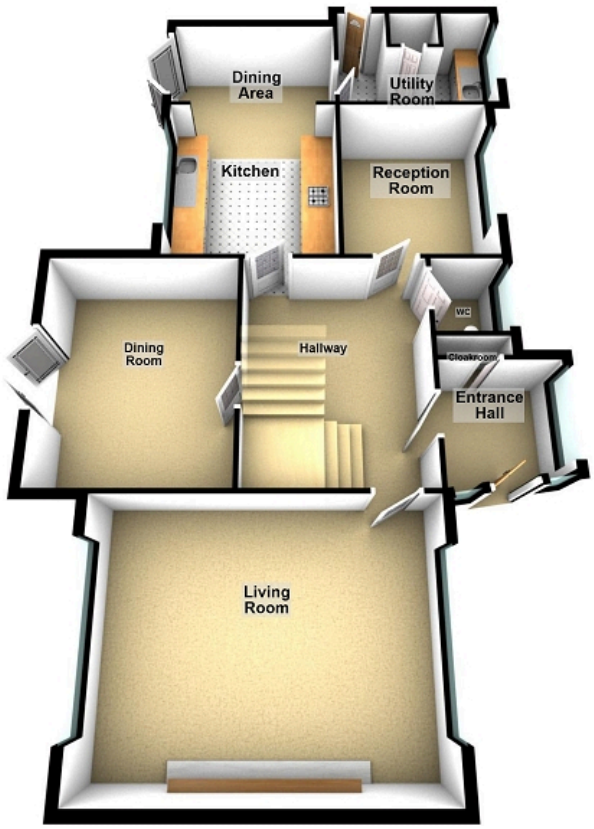








Ground Floor



First Floor



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