



Estate Agents

Taylor & Co

Abergavenny

Coopers Way

Llanfoist, Abergavenny NP7 9LZ

Asking Price
£525,000

Coopers Way

Llanfoist, Abergavenny, Monmouthshire NP7 9LZ

Impressive four bedroom detached family home boasting an exemplary presentation
Fine views over a landscaped walled garden towards the Blorenges | Driveway for off street parking and an attached garage
Triple aspect living room | Open plan dual aspect kitchen / diner | Separate utility room and ground floor cloakroom
Four double bedrooms including a dual aspect principal bedroom with en-suite shower room
Four piece family bathroom | Excellent position close to Waitrose, Llanfoist primary school and Castle Meadows

This impressive and luxuriously presented four bedroomed executive style detached family residence is generously appointed, enjoys a chic presentation, and affords fine views from French doors across a south facing walled garden towards the Blorenges. An inspiring and contemporary family home constructed by Messrs David Wilson Homes, the Layton design is just one of a select few on this popular and established development. Aesthetically attractive, the architects have blended a charming traditional double fronted appearance with exposed brick detailing and sash style windows complemented by a perfect interior most desirable for modern day living.

This is a fabulous and adaptable home for entertaining friends and family, relaxing or simply enjoying. A welcoming reception hall leads to an open plan and spacious kitchen/diner with bay French doors opening into the south facing garden. A triple aspect living room has a further large bay and French doors to a sun terrace, plus a study for an ideal perfect work/life balance. There are four double bedrooms on the first floor; an ensuite to the principal bedroom, and a four piece family bathroom suite. In addition, to a cloakroom on the ground floor.

Outside, the gardens have been landscaped and include a gated driveway at the rear which provides off street parking leading to an attached garage.

SITUATION | This family home is situated on an established residential development in the village of Llanfoist and is approximately 1.5 miles from the centre of Abergavenny with Castle Meadows, the Monmouthshire & Brecon Canal, and the River Usk all close-by. Also easily accessible is a nearby Waitrose Superstore with John Lewis at Home section plus road links to the railway station, bus station and the national road network.

The area is particularly well served with schools for all ages, including the highly regarded Llanfoist Fawr Primary School which is within walking distance and for secondary education, King Henry VIII can be found in the centre of town.

The area is internationally favoured as a foodie haven as well as an ideal base for professional and amateur leisure pursuits. For those seeking longer walks, there are pathways leading to the summit of Blorenges Mountain nearby from which colourful hang gliders may be observed. For comprehensive leisure and shopping

amenities, the town centre boasts many individual boutique style shops, gastro pubs, restaurants, grocery and newsagent stores, supermarkets, and many well-known high street shops.

Abergavenny also hosts a market several times a week. The town has its own cinema and leisure centre as well as several eateries for evening entertainment.

Abergavenny railway station is approximately two miles away whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Bristol, Cardiff, and west Wales and further afield to the M4 and the Midlands.

ACCOMMODATION

RECEPTION HALLWAY | A central entrance door opens into a spacious and welcoming reception hallway with a staircase to the upper floor, large inbuilt cloaks cupboard, Tekfloor distressed wood plank style flooring.

CLOAKROOM | Lavatory, vanity wash hand basin, frosted double glazed window, Tekfloor distressed wood plank style flooring.

From the reception hall, a door opens into:

TRIPLE ASPECT LIVING ROOM | Affording fine views towards the Blorenges, this generously sized reception room has a bay window to the side aspect, a window overlooking the pretty walled rear garden and French doors with windows to either side opening onto a sun terrace.

STUDY | Double glazed window to the front aspect.

OPEN PLAN DUAL ASPECT KITCHEN / DINER | This open plan room provides a great space for at home entertaining and comprises:

KITCHEN | The kitchen is fitted with a range of contemporary cabinets in a high gloss finish with complementary chrome door furniture, extensive contrasting wood style laminate worktops with matching upstands, inset sink unit, inset six ring AEG hob with extractor hood above and deep pan drawers beneath, double eye level AEG oven with grill, integrated fridge/freezer and dishwasher, inset ceiling spotlights, kitchen cupboard housing an Ideal gas central heating boiler, bay window to the rear aspect with French doors opening onto a sun terrace with splendid views towards the Blorenges. The kitchen is open to:

DINING AREA | Bay window to the front aspect, radiator, Tekfloor distressed wood plank style flooring throughout the kitchen and dining areas.

From the kitchen, a door opens into:

UTILITY ROOM | Fitted with matching kitchen units and worktops, inset sink unit, integrated washing machine, double glazed door to the

garden, radiator, Tekfloor distressed wood plank style flooring.

FIRST FLOOR

LANDING | Loft access, airing cupboard housing hot water cylinder.

DUAL ASPECT PRINCIPAL BEDROOM | Double glazed windows to both sides affording distant views across a children's play area towards the Blorenges, fitted wardrobes to one wall. Door to:

EN-SUITE SHOWER ROOM | Fitted with a modern white suite comprising a shower enclosure with thermostatic shower mixer within, lavatory, vanity wash hand basin, frosted double glazed window, extractor fan, Tekfloor distressed wood plank style flooring, ladder towel radiator.

DUAL ASPECT BEDROOM TWO | Double glazed window to the front and side aspects, inbuilt wardrobe.

BEDROOM THREE | Double glazed window to the front aspect.

BEDROOM FOUR | Double glazed window to the rear aspect offering views across the garden to the Blorenges.

FOUR PIECE FAMILY BATHROOM | Fitted with a modern white four piece suite comprising a shower enclosure with thermostatic shower mixer within, panelled bath, vanity wash hand basin, lavatory, frosted double glazed window, extractor fan, ladder towel radiator, Tekfloor distressed wood plank style flooring.

OUTSIDE

FRONT | The property is set back from the road and is approached via a set of steps which leads to the entrance door. The garden forecourt is enclosed by attractive walling with wrought iron railings over.

SOUTH FACING WALLED REAR GARDEN | The rear garden enjoys a southerly aspect with superb views towards the Blorenges in the distance. A composite decked terrace adjoins the back of the house with doors leading into the living room and the kitchen. The walled garden is set to lawn and has been landscaped with shaped flowerbed borders hosting a silver birch tree and specimen shrubbery including grasses. The property has the benefit of rear vehicular access with double entrance gates opening onto a tarmac driveway which provides **off street parking** for two/three medium sized vehicles, in addition to the garage space.

GARAGE | Up n over door, electric supply, lighting.



GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Services | Mains water, drainage, gas.

Council Tax | Band G
(Monmouthshire County Council)

EPC Rating | Band B

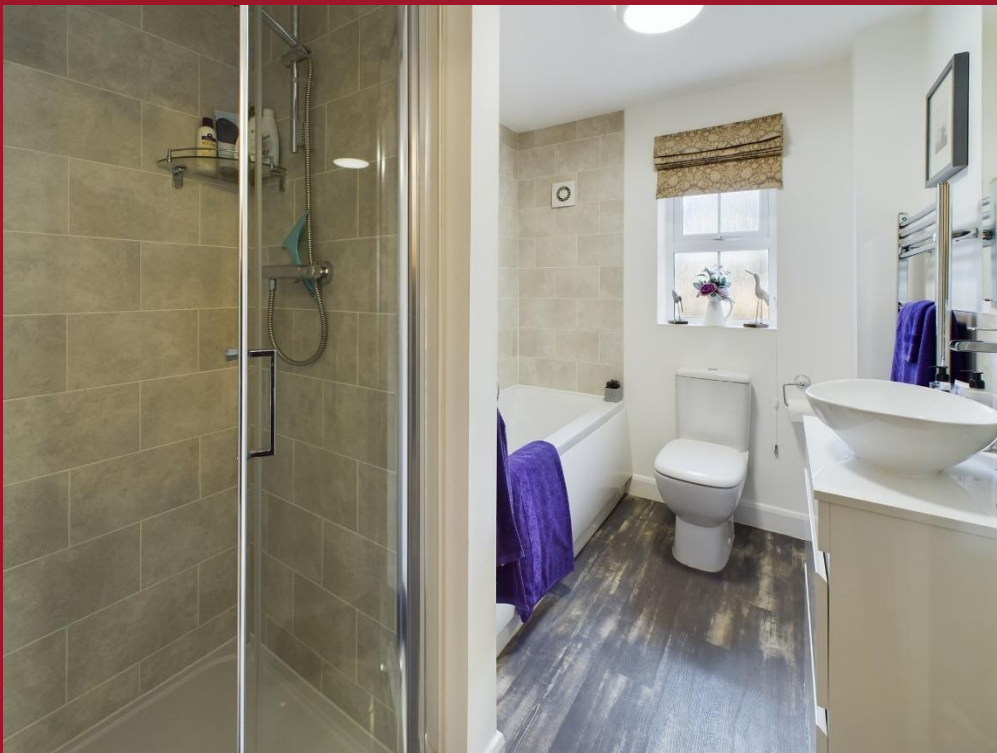
Viewing Strictly by appointment with the Agents

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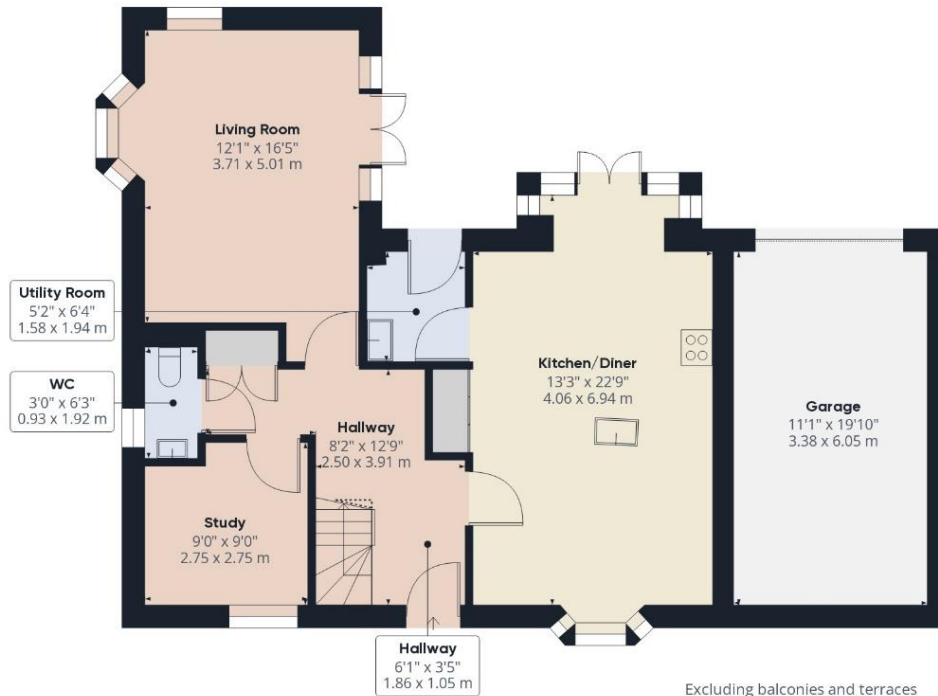












Bathroom
5'5" x 6'9"
1.67 x 2.07 m



Excluding balconies and terraces

Approximate total area⁽ⁿ⁾

1754.47 ft²
163 m²

Reduced headroom

8.3 ft²
0.77 m²

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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