



Estate Agents

Taylor & Co

Abergavenny

Ffordd Sain Ffwyst

Llanfoist, Abergavenny NP7 9QF

Asking Price
£295,000

Ffordd Sain Ffwyst

Llanfoist, Abergavenny, Monmouthshire NP7 9QF

Popular and established residential development in a favoured residential setting

Llanfoist Primary School and Waitrose Supermarket nearby | 1.5 miles from the centre of Abergavenny

On the edge of the Brecon Beacons National Park with pathways to the Bloreng, River Usk and the Monmouthshire & Brecon Canal all close-by

Living room with French doors to garden | Contemporary kitchen / dining room | Cloakroom

Principal bedroom with en-suite shower room | Two further bedrooms Modern family bathroom | Separate driveway | South westerly garden

Situated in a desirable cul-de-sac location, this three bedroomed semi-detached family home enjoys a convenient location within this favoured residential development on the southern fringe of the town with views towards the Skirrid mountain from the front and enjoying a delightful south westerly facing garden with views of the Bloreng at the rear.

Neutrally decorated throughout, the house has a great layout with a hallway, toilet and living room plus a contemporary two-tone kitchen/dining room with space for appliances and a good size seating area with French doors opening into the garden.

To the first floor there are three bedrooms with en suite shower room to the master bedroom and a modern white family bathroom suite.

Constructed in 2016, this home benefits from a B energy performance rating and is being sold with the remainder of its NHBC warranty.

SITUATION | This family home is situated on a small and established residential development in the village of Llanfoist and is approximately 1.5 miles from the centre of Abergavenny with Castle Meadows, the Monmouth to 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 Bloreng 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, eateries and 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

HALLWAY | Entered from the front via a double glazed door with letter box, radiator with decorative

cover, ceiling mounted mains operated smoke alarm, staircase to first floor.

TOILET | Fitted with a modern white suite with chrome fittings including a low flush toilet with push button dual flush cistern and corner wall mounted wash hand basin with tiled splashback, radiator, frosted double glazed window to the front.

SITTING ROOM | Double glazed window to the front enjoying a view down the street towards the peak of the Skirrid mountain, radiator, small low level built in understairs cupboard.

KITCHEN/DINER | The kitchen area is well equipped with a matching range of floor and wall units incorporating drawers and cupboards, contrasting worktop with inset stainless steel one and a half bowl single drainer sink unit with mixer tap, integrated electric oven and four ring gas hob with matching cooker hood over, space and plumbing for washing machine and dishwasher, space for upright fridge/freezer, double glazed window to the rear, ceiling extractor fan, wall mounted 'Ideal' gas fired combination type boiler supplying heating and hot water, radiator, double glazed French doors with fitted venetian blinds opening to the rear garden.

FIRST FLOOR

LANDING | Incorporating the staircase from the ground floor with carved timber balustrade, loft

access hatch, built in storage/linen cupboard, access to all first floor rooms.

BEDROOM ONE | Double glazed window to the front enjoying a view of the Skirrid mountain in the distance, radiator, built in single wardrobe with courtesy light, wall mounted digital central heating thermostat and timer controls, door to :-

EN SUITE SHOWER ROOM | Fitted with a modern suite in white including chrome fittings and comprising a fully tiled step in shower cubicle with sliding doors and chrome thermostatic shower unit, low flush toilet with push button dual flush cistern, pedestal wash hand basin, radiator, frosted double glazed window to the front, ceiling mounted extractor fan.

BEDROOM TWO | Double glazed window with fitted venetian blind to the rear, radiator.

BEDROOM THREE | Double glazed window with fitted venetian blind to the rear, radiator.

BATHROOM | Nicely fitted with a modern white suite including chrome fittings and comprising a panelled bath with antique style mixer tap and flexi hose shower head attachment, low flush toilet with push button dual flush cistern, pedestal wash hand basin, tiled splashbacks, radiator, wall mounted extractor fan.

OUTSIDE

To the front is a small open plan front garden with gated side access and pathway leading to a tarmac driveway providing off road parking space for up to three vehicles.

From the rear the garden opens onto a paved patio with adjoining gravelled sitting area and side pathway. Beyond the patio a trellis archway opens onto a level lawn and timber garden shed plus various flower and shrub bushes. The entire garden is enclosed and enjoys a sunny south westerly aspect

with view towards the peak of the Brecon mountain. Outside light and cold-water tap.

GENERAL

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

Services | Mains gas, electric, water and drainage are connected.

Council Tax | Band D (Monmouthshire County Council)

EPC Rating | Band B

Flood Risk | No flood risk from rivers or surface water according to Natural Resources Wales. See <https://flood-risk-maps.naturalresources.wales/>

Covenants | The property is registered with HMLR, Title Number CYM690197. There are restrictive covenants associated with the property.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. See <https://www.monmouthshire.gov.uk/planning/>

Broadband | Standard and superfast and Ultra-fast available. See <https://www.openreach.com/fibre-checker>

Mobile network | Vodafone & O2 likely, EE and Three limited indoor coverage. See <https://checker.ofcom.org.uk/>

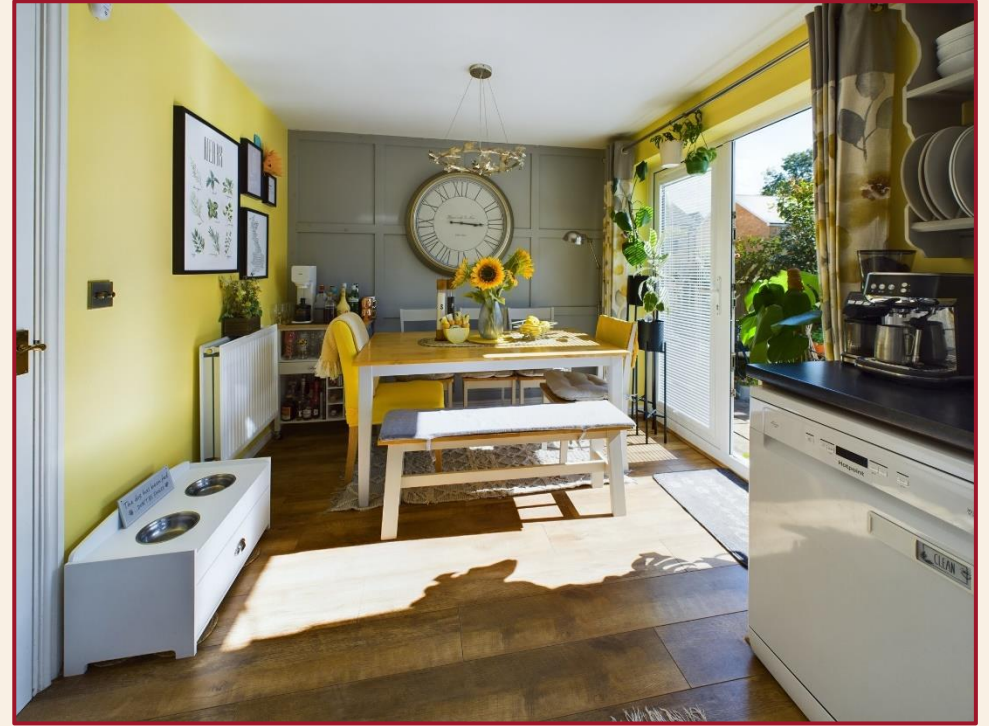
Viewing Strictly by appointment with the Agents

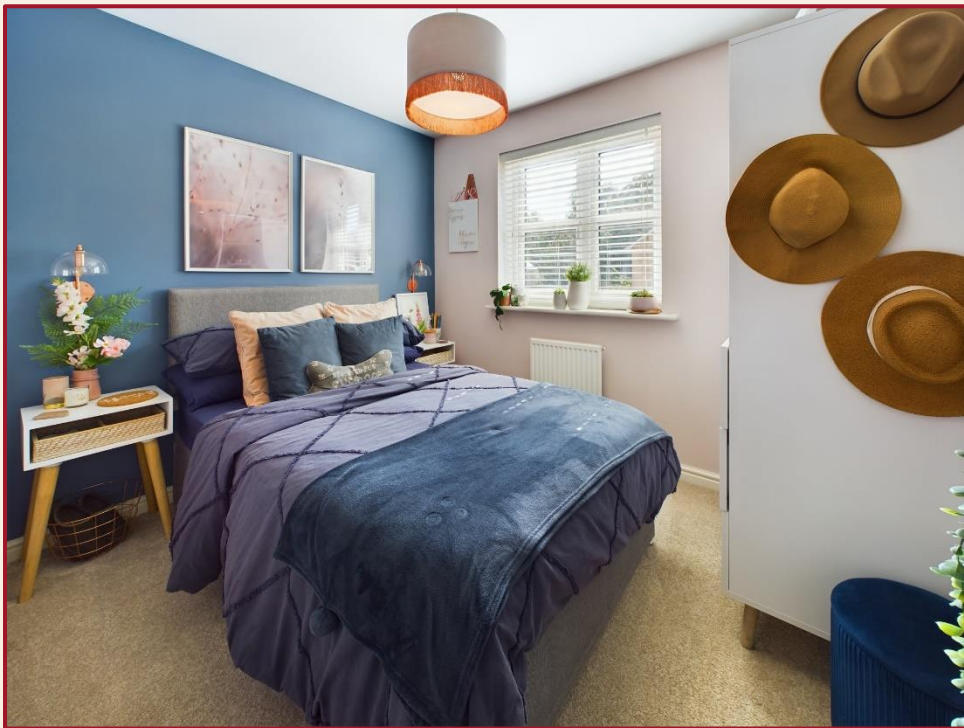
T 01873 564424

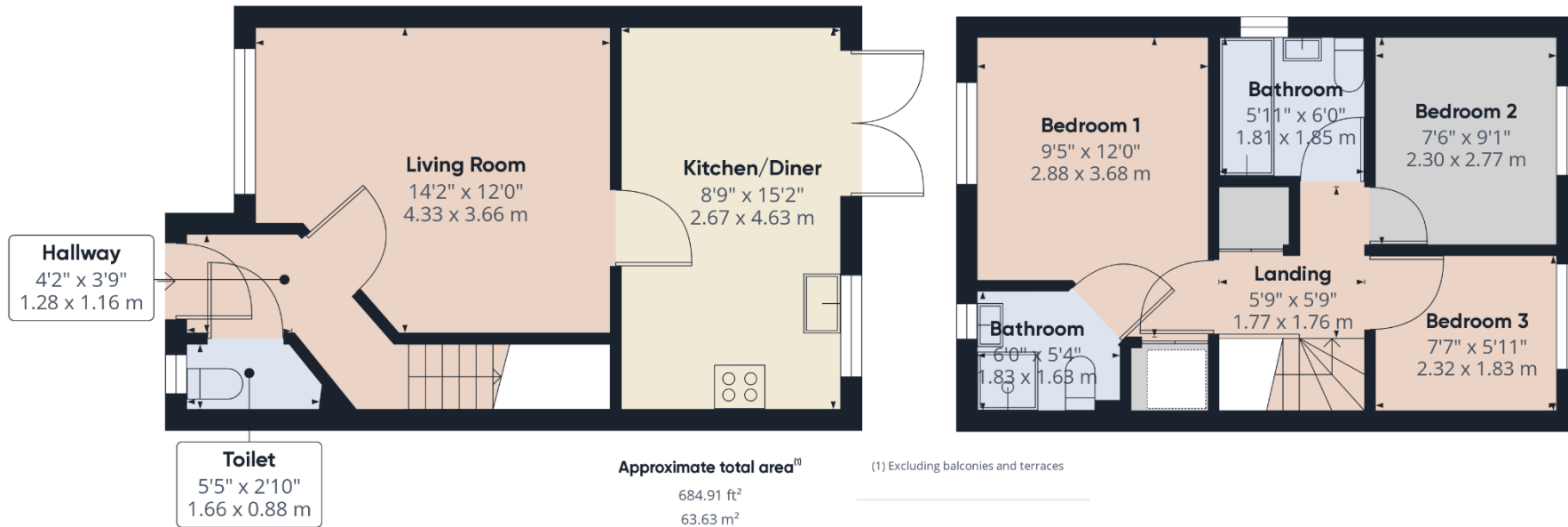
E abergavenny@taylorandcoproperty.co.uk

Reference AB387









(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.