



Estate Agents

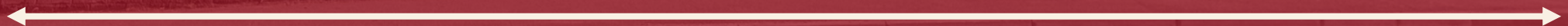
Taylor & Co

Abergavenny

Sanders Heights

Llanfoist, Abergavenny NP7 9QB

Asking Price
£430,000



Sanders Heights

Llanfoist, Abergavenny, Monmouthshire NP7 9QB

Executive four bedroomed family home | Excellent position close to Waitrose, Llanfoist primary school and Castle Meadows

Enjoys views to the Sugar Loaf and the Blorenghe | Large reception room with a bay window plus a study

Open plan kitchen / diner fitted with integrated appliances and a large bay window with French doors opening into the garden

Utility room and ground floor cloakroom | Principal bedroom accompanied with an en-suite | Four-piece family bathroom suite

Partly walled garden with a patio area | Driveway providing off-street parking and a garage

This executive four bedroomed detached family home enjoys an excellent central position close to Waitrose, Llanfoist primary school and Castle Meadows. Paired with views of both the Sugar Loaf and Blorenghe, this family home offers a large reception room with a bay window plus a study, just perfect for someone who works from home. Deeper into the home is a fabulous open plan kitchen / diner fitted with integrated appliances and a large bay window with French doors opening into the garden. The open plan kitchen / diner is next to the utility room and ground floor cloakroom. The first floor of this beautiful family home offers three double bedrooms and one single bedroom, which includes a principal bedroom accompanied with an en-suite. The first floor also offers a gorgeous four-piece family bathroom suite. This attractively styled family home has a delightful partly walled garden with a patio area with ample room for a table and chairs and a side access gate which opens onto a tandem driveway with space for off-street parking, leading to the garage.

SITUATION | Situated within walking distance of the Waitrose Superstore with John Lewis at Home section, Castle Meadows, the Brecon

to Monmouthshire Canal and the River Usk plus easy access of road links the railway station, bus station and the national road network, this family home is situated approximately one mile from the centre of Abergavenny. The area is particularly well served with schools for all ages, including the highly regarded Llanfoist Fawr Primary School 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 Blorenghe Mountain 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 Cwmbran, Cardiff and Merthyr Tydfil and further afield to the M4 and the Midlands.

ACCOMMODATION

ENTRANCE HALLWAY | Double glazed entrance door with window above, staircase to the first floor, radiator.

GROUND FLOOR CLOAKROOM | Lavatory, wash hand basin, frosted double glazed window, radiator, tiled floor, deep downstairs storage cupboard housing electricity consumer unit and air conditioning control panel, radiator.

LIVING ROOM | Double glazed bay window to the front aspect, wall mounted contemporary electric fire, two radiators, air conditioning unit.

KITCHEN / DINER | The kitchen is fitted with a range of wall and base level cabinets in a hi-gloss finish with complementary door furniture, contrasting wood style laminate

worktops with matching upstands, inset sink unit with double glazed window over, inset six burner hob with extractor hood above, inbuilt eye level double oven, integrated dishwasher, fridge and freezer, large bay with French doors and windows to either side opening into the garden, ceiling spotlights, two radiators, wood style flooring. A panelled door opens into:

UTILITY ROOM | Fitted with a matching range of kitchen wall and base level cabinets with worktops over, inset sink unit, space for washing machine and tumble dryer, wall mounted Ideal gas central heating boiler in matching kitchen cabinet, door to the rear garden, radiator, continued wood style flooring.

STUDY | Double glazed window to the front aspect, radiator, air conditioning unit.

FIRST FLOOR

LANDING | Double glazed window to the side aspect, radiator, loft access, airing cupboard housing hot water cylinder.

BEDROOM ONE | Double glazed window to the front aspect with a view towards the Blorenges, fitted wardrobes to two walls, radiator, air conditioning unit. A door opens into:

EN-SUITE SHOWER ROOM | Fitted with a white suite to include a shower cubicle with

thermostatic shower, lavatory, wash hand basin, frosted double glazed window, extractor fan, ladder towel radiator, tiled floor.

BEDROOM TWO | Twin double glazed windows to the rear aspect with a view over the garden towards the children's play area, radiator.

BEDROOM THREE | Twin double glazed windows to the front aspect with a view towards the Blorenges, radiator.

BEDROOM FOUR | Double glazed window to the rear aspect, radiator.

FAMILY BATHROOM | Fitted with a white four piece suite to include a panelled bath, shower cubicle, wash hand basin and lavatory, frosted double glazed window, extractor fan, towel radiator.

OUTSIDE

FRONT | The property occupies an elevated position approached via a set of steps from the road. The garden forecourt is walled with wrought iron railings.

REAR | This partly walled garden is predominantly lawned with a patio providing space for a table and chairs. A secured gated access leads to the tandem driveway at the side and to:

GARAGE | Up and over door, electric, lighting.

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 to the property.

Council Tax | Band F Monmouthshire CC

EPC Rating | Band B

Flood Risk | No flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number CYM708346. There are restrictive covenants associated with the property, for further details, speak to the Agent.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. Refer to Monmouthshire Planning.

Broadband | Standard Ultrafast and superfast available according to Ofcom.

Mobile network | Likely Vodafone indoor coverage, limited EE, Three & O2 according to Ofcom.

Viewing Strictly by appointment with the Agents:

T: 01873 564424

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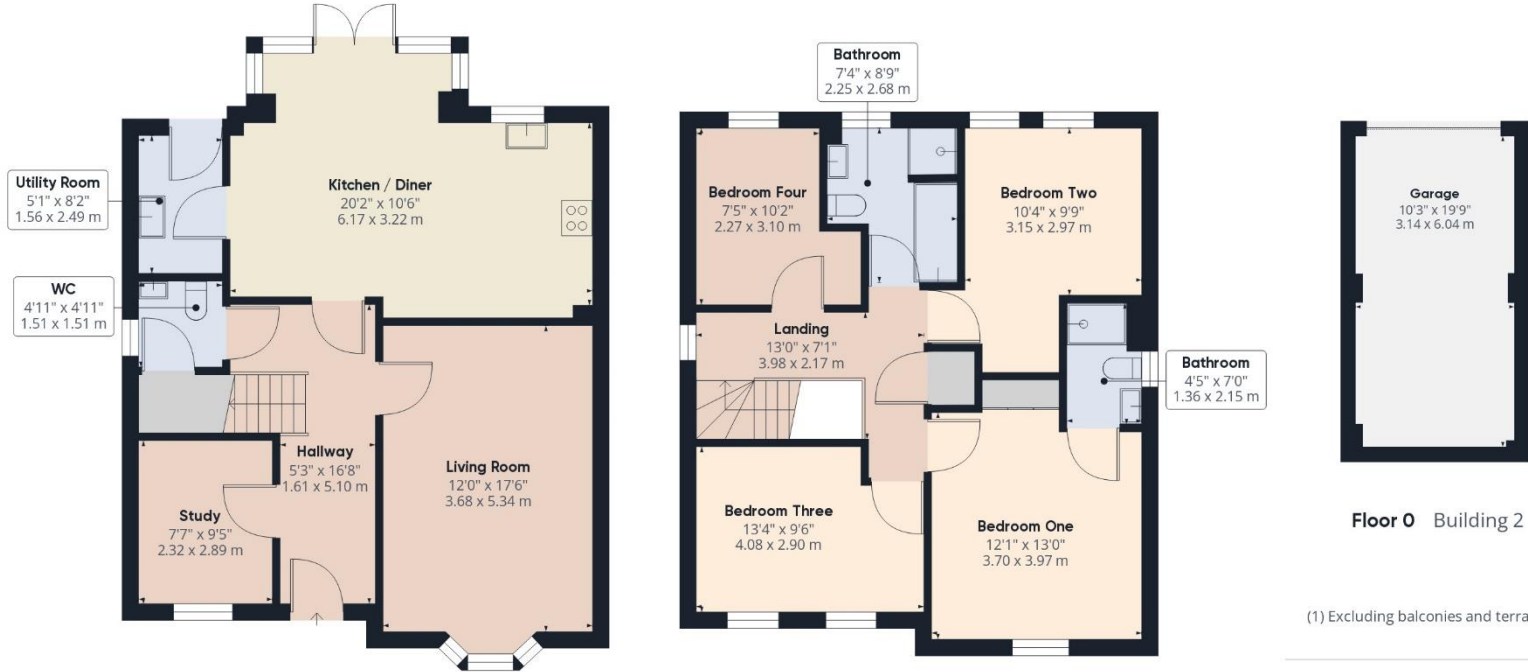
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Floor 0 Building 1

Approximate total area⁽¹⁾

1607.81 ft²
 149.37 m²

(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.

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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.