



Estate Agents

Taylor & Co

Abergavenny

Woodland Crescent  
Llanfoist, Abergavenny NP7 9LY

Asking Price  
£305,000



# Woodland Crescent,

## Llanfoist, Abergavenny, Monmouthshire NP7 9LY

A beautifully presented semi detached house with driveway and extremely useful garden room  
Cul de sac location within the favoured Llanfoist neighbourhood on the southern fringe of Abergavenny town  
Spacious entrance hall | Sitting Room with fireplace | Separate dining room | Extended and attractively fitted kitchen with appliances  
Ground floor toilet | Three bedrooms all with built in wardrobes | Refitted modern shower room | Magnificent garden room  
No chain involved and early viewing recommended

**An attractive and beautifully presented Cornish style semi detached house situated in cul de sac location at the foot of the locally renowned Bloreng mountain in the favoured and highly regarded neighbourhood of Llanfoist. The property which has been updated and reconfigured provides a light, spacious and airy living environment to include an entrance hall with staircase, sitting room with feature fireplace, dining room with patio doors opening to the garden, an extended and well equipped kitchen, ground floor toilet plus three bedrooms all with built in wardrobes and a modern shower room. Windows and doors are fitted with double glazed sealed units and heating is provided to radiators throughout the property from a modern combination type boiler fitted in 2022. There is a single car driveway plus additional resident/visitor parking around the cul de sac to the front whilst to the rear is a well kept garden with patio and hot tub plus an extremely useful Garden Room suitable for a multitude of uses and must be seen to be appreciated.**

**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 and this family home is situated a little over a mile from the town.

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 long walks there are pathways leading to the summit of Bloreng 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

**HALLWAY** | Entered from the front via a composite door with double glazed fan light and letter box,

staircase to the first floor with storage cupboard beneath, hardwearing laminate flooring, coved ceiling, built in storage cupboard housing a wall mounted 'Ideal' gas fired combination type boiler supplying heating and hot water throughout the property.

**SITTING ROOM** | Large double glazed window to the front, radiator, picture rail, coved ceiling, attractive carved timber fire surround with period style grate and coal/flame effect gas fire.

**DINING ROOM** | Two radiators, chimney breast with alcoves either side, telephone point, coved ceiling, double glazed sliding patio door opening to the rear.

**KITCHEN** | An extended kitchen providing an appealing open plan layout and being attractively fitted with a matching range of floor and wall cupboards incorporating drawers, cupboards and fitted worktops with tiled splashback, stainless steel single drainer sink unit with mixer tap, built in electric double oven/grill and four ring induction hob with cooker hood over, integrated dishwasher with matching décor panel, space and plumbing for washing machine, space for upright fridge/freezer, double glazed entrance doors to both the front and rear, inset ceiling downlighters, double glazed windows to

the front and rear, radiator, built in under stairs storage cupboard.

**TOILET** | Comprising a low flush toilet with push button dual flush cistern, wall mounted wash hand basin with storage cupboard beneath, radiator, coved ceiling, frosted double glazed window, tiled floor.

### **FIRST FLOOR**

**LANDING** | Incorporating the staircase from the ground floor with carved timber balustrade, double glazed tilt n turn window to the side, coved ceiling loft access hatch.

**BEDROOM ONE** | Two double glazed tilt n turn windows both with integrated venetian blinds and enjoying a rear aspect, radiator, built in range of wardrobe furniture with soft close sliding doors cloths hanging rail and shelving, coved ceiling.

**BEDROOM TWO** | Double glazed tilt n turn window with integrated roller blind enjoying a front aspect, radiator, built in range of wardrobe furniture with soft close sliding doors cloths hanging rail and shelving, coved ceiling.

**BEDROOM THREE** | Incorporating a raised integrated single bed over the bulk head of the staircase with storage space beneath, built in double wardrobe, radiator, double glazed window to the front with integrated roller blind, coved ceiling.

**SHOWER ROOM** | A modern shower environment with sealed waterproof floor and contrasting waterproof wall boarding, Step in shower cubicle with sliding door and chrome thermostatic shower unit, low flush toilet with push button dual flush cistern, pedestal wash hand basin with mixer tap, inset ceiling downlighters, wall mounted extractor

fan, frosted double glazed tilt n turn window to the rear, chrome ladder style towel rail/radiator.

### **OUTSIDE**

The property stands in a traditional 'drive around' cul de sac with a central green around which is extensive residents/visitor parking. The property also benefits from a block paved private driveway and fenced/gated recycling/bin store area with access to one of the kitchen doors. The remainder of the garden is laid to lawn and is open plan in its entirety.

From the dining room the rear garden opens onto covered pergola with 'VITA Spa' 6 person hot tub that will be included in the sale and adjoining this is a riven paved patio ideal for summer entertaining. Beyond the patio the garden is level and mainly laid to lawn with pathway leading to the far end where a substantial and highly versatile garden Room ( 20'6" x 11'1" ) plus (10'11" x 5'1") store and can be accessed via sliding double doors from the front.

### **GARDEN ROOM**

An extremely useful and versatile room with glazing along much of the front allowing natural light to flood in. There is a log burner with flue situated in one corner and for home working there are separate telephone and internet lines as well as water, electric points and lighting also being connected.

There is a smaller separate timber garden shed/kennel and the entire garden is enclosed by timber fencing and hedging. In addition there is outside lighting, electric points and water.

### **GENERAL**

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

**Services** | Mains electric, gas, water and drainage are connected to the property

**Council Tax** | Band D (Monmouthshire County Council)

**EPC Rating** | Band C

**Flood Risk** | Low risk from surface water according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Number WA197409. 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. Refer to Monmouthshire Planning.

**Broadband** | Full fibre to the premises, fibre to the cabinet and copper wire available. According to Openreach.

**Mobile network** | Limited indoor coverage. According to Ofcom.

**Viewing Strictly by appointment with the Agents**

**T** 01873 564424

**E** abergavenny@taylorandcoproperty.co.uk

**Reference** AB434







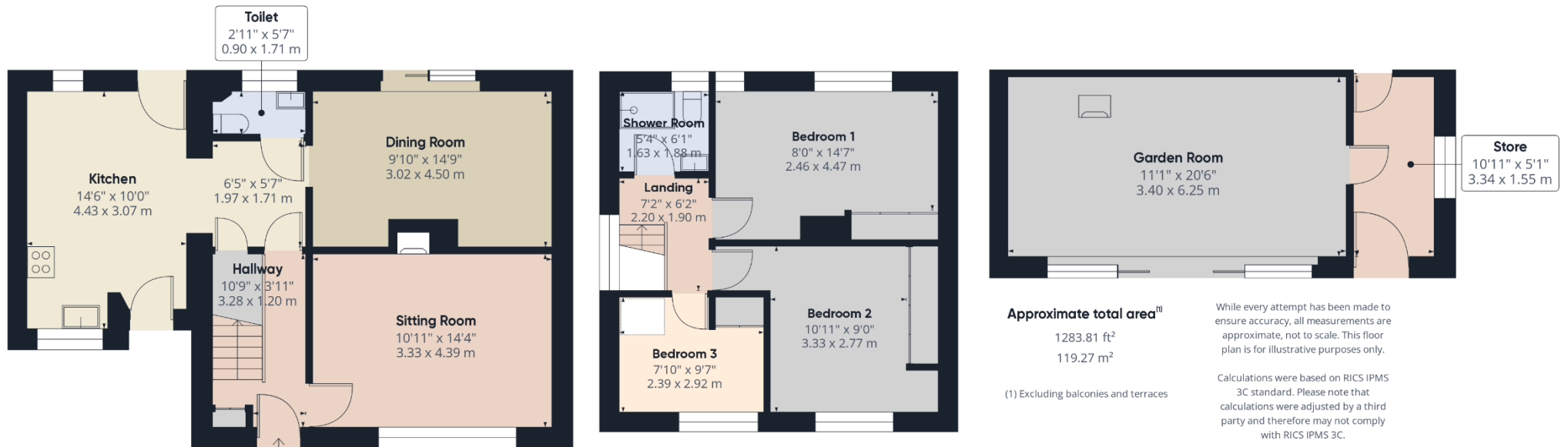


# Floorplan

Estate Agents

# Taylor & Co

Abergavenny



## Approximate total area<sup>m</sup>

1283.81 ft<sup>2</sup>

119.27 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.