

# CHRISTIE

R E S I D E N T I A L



## 33 CLOS TELYN, PENPERLLEN, MONMOUTHSHIRE, NP4 0DB

An exceptional four bedroom detached house offered in excellent condition throughout, located in the sought after village of Penperlleni near Abergavenny. The property affords generous accommodation throughout including a 20' kitchen/diner and benefits from extensive parking.

- Four Bedroom Detached
- Beautifully Presented Throughout
- Large Lounge
- Master Bedroom With En-Suite
- Four Piece Family Bathroom
- Sought After Village Location

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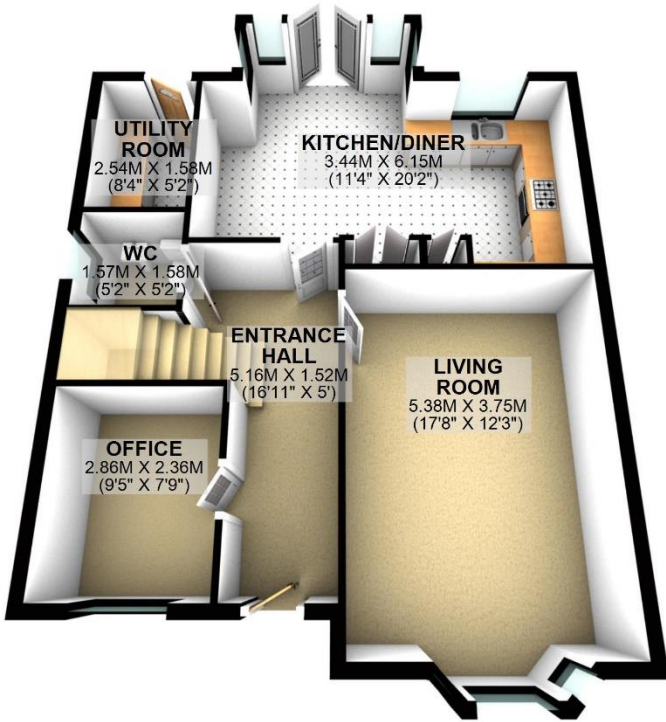
PRICE                      £475,000

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### GROUND FLOOR

APPROX. 71.1 SQ. METRES (765.7 SQ. FEET)

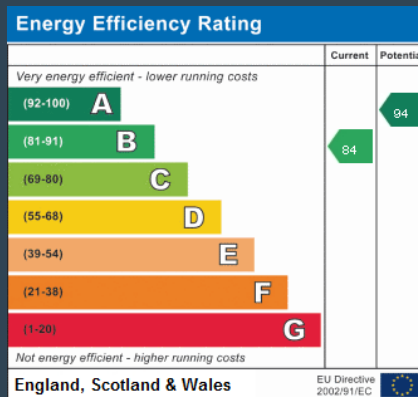


### FIRST FLOOR

APPROX. 65.5 SQ. METRES (704.9 SQ. FEET)



TOTAL AREA: APPROX. 136.6 SQ. METRES (1470.7 SQ. FEET)



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## ABOUT THIS PROPERTY

A superbly presented four bedroom detached home, situated in highly regarded residential development in the sought after village location of Penperlleni, six miles from the bustling market towns of Abergavenny and Usk. Built by David Wilson and completed in 2018, this exceptionally stylish modern home is discreetly positioned on a quiet cul-de-sac a short distance from amenities of the village including the junior school.

The property affords generously proportioned and beautifully appointed accommodation throughout, with the ground floor comprising a welcoming entrance hall off which is the 17' living room and a snug/office. The heart of the house is undoubtedly the 20' kitchen/diner which runs across the rear. It is equipped with integrated double oven, 6 ring gas hob and dishwasher and includes a dining area with additional seating space in the bay window with French doors out to the garden. In addition the ground floor includes a separate utility room and downstairs WC. Upstairs there are four bedrooms off the spacious landing including a master bedroom with fitted storage and smartly finished en-suite shower room, and a four piece family bathroom.

The property is set back behind an attractive front garden with lawn and gravelled parking area, with tarmac driveway to the side providing parking a further three cars, leading to a detached single garage. The attractive rear garden includes an extended patio area to the fore with lawn framed by well stocked beds and a timber storage shed. This is an exceptional and contemporary home of real quality, that enjoys a sought location within easy reach of a range of amenities and travel links, both road and rail.

## DIRECTIONS

From Abergavenny take the A4042 towards Pontypool, passing through Llanover and onto Penperlleni after about 6 miles. At the Goytre Arms pub turn left and follow the road as it bears right, taking the first right into School Lane. Continue, passing Goytre Fawr School and take the left turn into Folly View Close. Bear left and continue the road becomes Clos Telyn where upon the property can be found on the left hand side.

## USEFUL INFORMATION

**COUNCIL TAX:** Band G. The local authority is Monmouthshire County Borough Council – 01633 644644

**SERVICES:** We understand that mains gas, electricity, water & sewerage are connected to the property.

**TENURE:** We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

**VIEWING:** Strictly by prior appointment via CHRISTIE RESIDENTIAL on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, CHRISTIE RESIDENTIAL.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Please be aware that neither CHRISTIE RESIDENTIAL nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, CHRISTIE RESIDENTIAL have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via CHRISTIE RESIDENTIAL, as owners' agents.