

CHRISTIE

RESIDENTIAL

13 COED Y BRENIN, LLANTILIO PERTHOLEY,
ABERGAVENNY, NP7 6PY

PRICE £525,000



ABOUT THIS PROPERTY

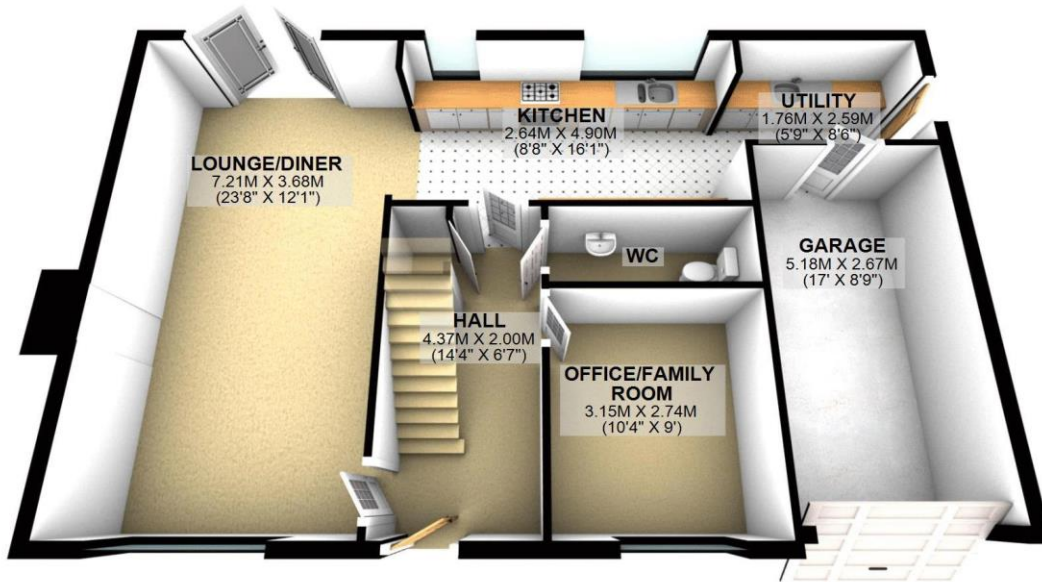
A unique and individual four bedroom property offered in excellent order throughout, and enjoying an impressive plot adjacent to the River Gavenny within a small attractive cul-de-sac development. This superb home affords generous accommodation throughout and is set behind a pretty frontage with an in-and-out driveway providing parking for at least three cars. The ground floor comprises a welcoming entrance hall, 23' lounge/diner with wood burning stove, which opens into the impressive fully integrated kitchen. There is also a further sitting room/office, guest cloakroom and utility room with internal access to the integral single garage. The first floor accommodation comprise a master bedroom including dressing area with extensive fitted wardrobes, and a smartly presented en-suite shower room. In addition, there are three further double bedrooms (one with en-suite shower room) and a family bathroom. This light and bright home is also a highly efficient one, with the current owner adding solar panels on both elevations of the roof. The property enjoys an enviable position, elevated above the banks of the Y Fenni river and its exceptional and large rear garden makes the very best of this. To the fore is a patio ideally positioned to enjoy the verdant aspect and view over the river. Adjacent to this is a quality greenhouse and timber storage shed. Steps lead down from the patio to the large area of lawn that gently falls away to the river bank. There is also a further patio to provide an alternative entertaining space, two raised beds and a number of mature shrubs, flower beds and trees. This is a delightful home, that is warm and welcoming both inside and out and despite its rural setting, is located under 2 miles from vibrant town centre of Abergavenny. Offered with no onward chain.

Llantilio Pertholey is a picturesque hamlet on the northern fringe of Abergavenny, a popular market town nestled amidst the Seven Beacons with a skyline dominated by the Blorenge and the Sugarloaf mountains. Known as the 'Gateway to Wales', Abergavenny is situated twelve miles from the English border and just south of the Black Mountains in the Brecon Beacons National Park. Steeped in history Abergavenny was originally a Roman Fort then a medieval walled town. It is now a market town with arguably more life than nearby Usk and Monmouth. It offers a wide range of amenities with major supermarkets, weekly retail and farmers markets, a high street comprising of recognized chains and local department stores, leisure centre, a number of churches and Neville Hall Hospital. Its location means that Abergavenny acts as the major transport hub for the area. The Railway station allows easy access to anywhere on the rail network. The A465, Heads of the Valleys Road is one mile out of town with the M50 / M4 a further 25 minutes away. Furthermore there is a large bus station with an extensive range of routes to neighbouring towns and villages and as far afield as Cardiff. For further information on school catchment areas and community provisions go to www.monmouthshire.gov.uk or call 01633 644488.



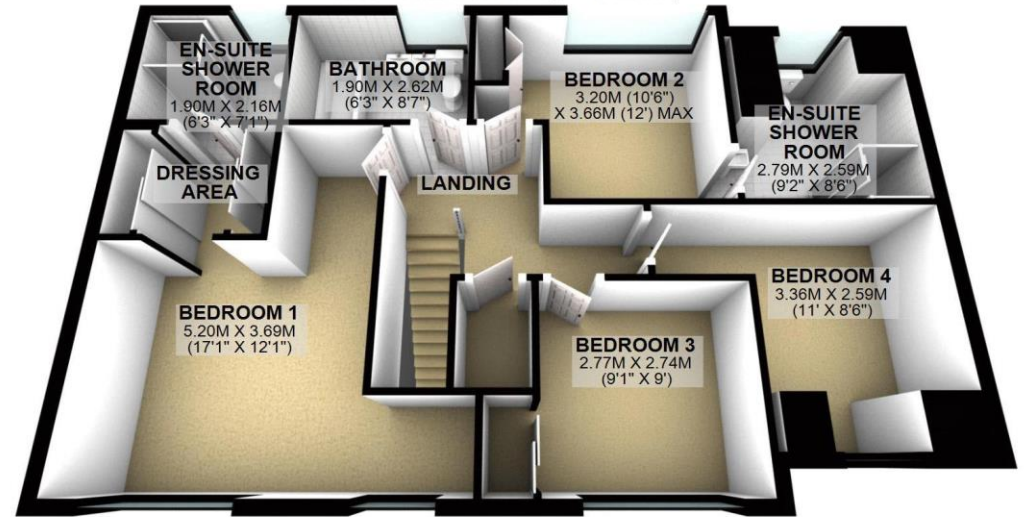
GROUND FLOOR

APPROX. 81.5 SQ. METRES (877.3 SQ. FEET)

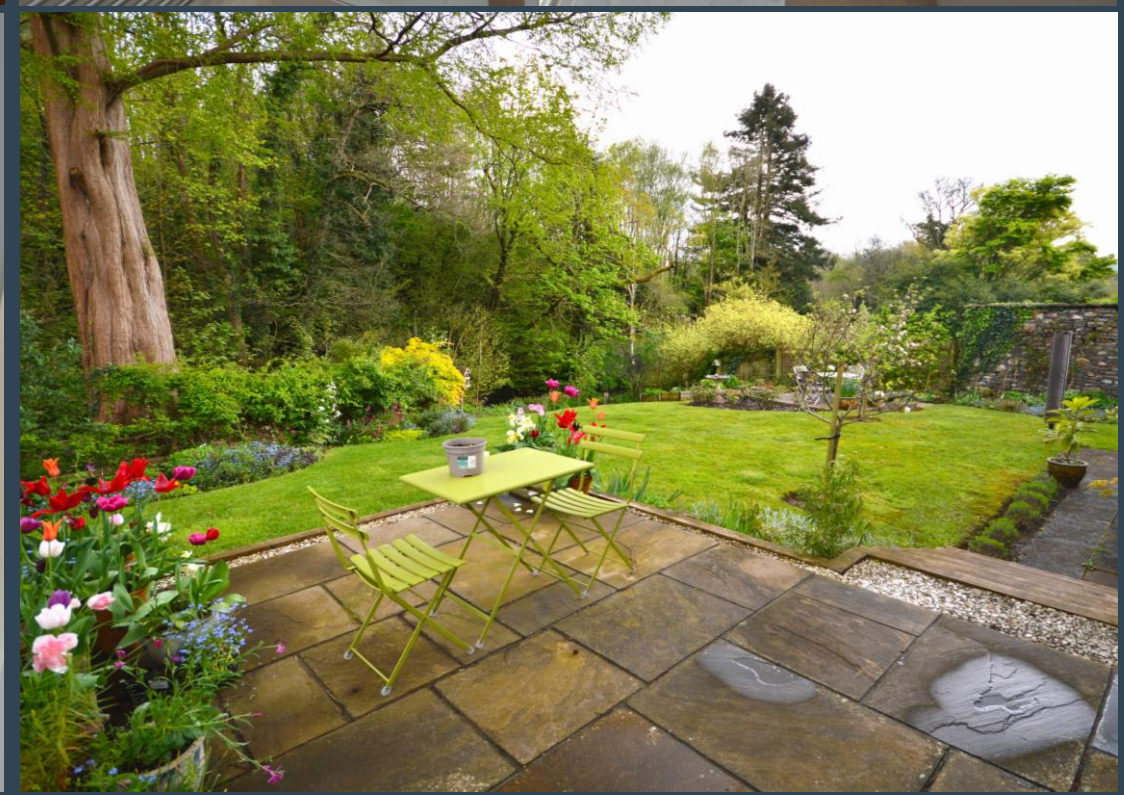


FIRST FLOOR

APPROX. 78.9 SQ. METRES (849.8 SQ. FEET)



TOTAL AREA: APPROX. 160.5 SQ. METRES (1727.1 SQ. FEET)



DIRECTIONS

From our office in Cross Street (NP7 5EU) follow Monk Street (A40) north to the lights. Cross over as it turns into Hereford Road and continue for 1.9 miles through Mardy and out of the town, and turn right into Coed Y Brenin.

USEFUL INFORMATION

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

SERVICES: We understand that mains gas, electricity, and water are connected to the property. There is a private drainage system that serves the whole of Coed Y Brenin with an annual contribution for 2024 being £453.98. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1000 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

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.

EPC GRAPH HERE

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.