

CHRISTIE

R E S I D E N T I A L



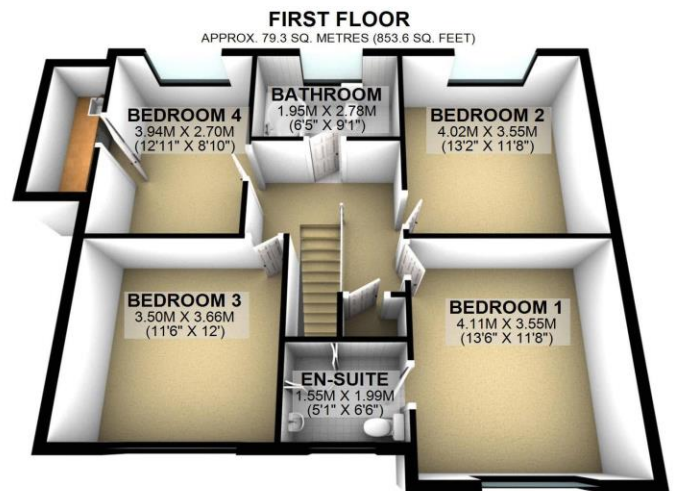
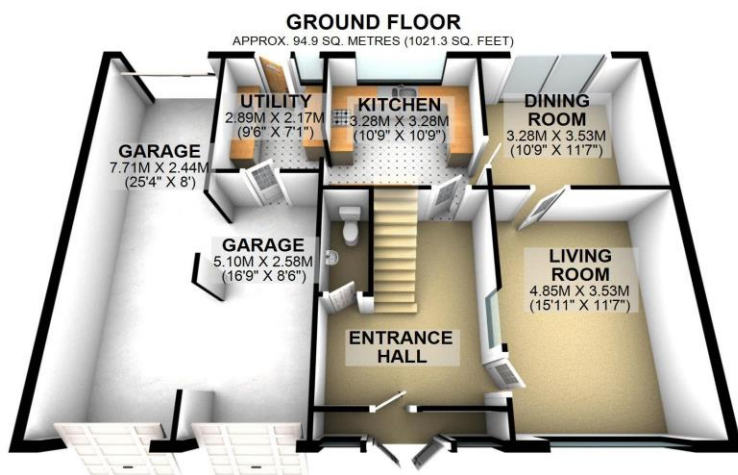
8 The Cedars, Llanfoist, Abergavenny, NP7 9LX

A modern four bedroom detached home offering exceptional environmental efficiency and located in the Monmouthshire village of Llanfoist near Abergavenny. This property offers extensive accommodation along with attractive gardens and plentiful parking.

- Four Bedroom Detached House
- Popular Cul-De-Sac Location
- Air Source Heat Pump & Solar Panels
- Separate Living Room & Dining Room
- Master bedroom With En-Suite
- Utility Room & Downstairs WC

Price £550,000





TOTAL AREA: APPROX. 174.2 SQ. METRES (1874.9 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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About this property

A hugely impressive four bedroom family home, situated on a quiet cul-de-sac in the Monmouthshire village of Llanfoist, on the fringes of Abergavenny. The accommodation is generous throughout with the ground floor comprising a welcoming entrance hall leading to a living room, separate dining room with patio doors to the garden, a recently refurbished kitchen / breakfast room, utility room and WC. Upstairs there is a large master bedroom with an en-suite shower room, three further double bedrooms, and a three piece family bathroom. Bedroom four has the addition of an enclosed walk in space that could have several uses – in the past it has been used as a dark room. To the front and side there is extensive driveway providing parking for several vehicles, this space would be ideal for parking a motorhome or boat. The garage is generous with two defined parts, a single with courtesy door to the utility room, and a double length with up and over doors to the front and rear. The rear garden is mainly laid to lawn with additional patio seating area, and a bank that has been planted with wildlife in mind. This excellent property is presented in very good order throughout and is exceptional in the breadth of accommodation that it affords. Aside from the quality of the accommodation, this property really excels in its fuel efficiency, it has recently had the central heating updated with an air source heat pump. Furthermore the current owners have invested in solar panels that on average have returned FIT (Feed In Tarrif) payments in excess of £2,000 P.A.

About the location

The village of Llanfoist is situated a mile from Abergavenny, at the foot of the Blorenge Mountain which rises to some 1300 feet above the vale of the River Usk. Located with the Brecon Beacons National Park, the Monmouthshire & Brecon Canal and the Llanfoist Wharf are situated just above the village offering an excellent flat route for walking and cycling along the valley side, offering views across to the River Usk and the Black Mountains. On the edge of Llanfoist there is a Waitrose supermarket and petrol station, whilst in the village itself there is an Indian restaurant, garden centre / nursery, garage / car dealership and a new Primary School. The A465, Heads of the Valleys road is close to the village giving easy access to Merthyr Tydfil, Cardiff, Swansea and West Wales (southbound) and Hereford (northbound). In addition the A40/A449 lead to the M4, M50 and M5 motorways and there is a mainline railway station in Abergavenny making the area excellent for commuters.

Directions

From our office on Cross Street (NP7 5EU), follow the Monmouth Road (A40) east for 0.9 miles and then take the fourth exit at the roundabout onto the A465 (Heads of the Valleys Road). After 500 yards take the first junction, signposted Llanfoist. At the mini-roundabout take the second exit and at the next roundabout take the first exit. Continue straight over the next roundabout and follow the road through the village, The Cedars can be found on the right just before the turning to Llanfoist Crossing Car Park and Abergavenny Garden Centre.

USEFUL information

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

SERVICES: We understand that there is an air source heat pump and that electricity, water & sewerage are connected to the property. Solar panels have been installed with FiT payments in excess of £2,000. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1000 Mbps. 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.

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.