

# CHRISTIE

R E S I D E N T I A L



## ROTHERSLADE, GYPSY CRESCENT, LLANFOIST, ABERGAVENNY, NP7 9LT

A beautifully presented three bedroom detached bungalow situated on a quiet residential road in the village of Llanfoist, near Abergavenny. The property affords generous accommodation throughout including a 21' lounge/diner and further benefits from a superb rear garden and extensive parking.

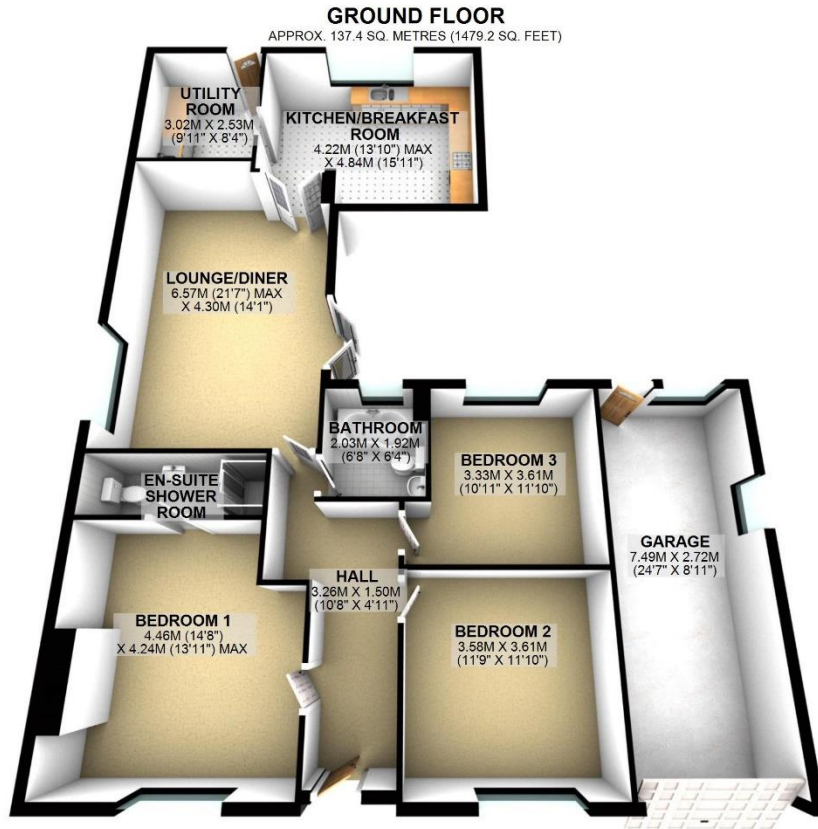
- Detached Bungalow
- Three Double Bedrooms
- Modern Kitchen/Breakfast Room
- Principal Bedroom With En-Suite
- Family Bathroom
- Popular Residential Location

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PRICE                      £495,000

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TOTAL AREA: APPROX. 137.4 SQ. METRES (1479.2 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

# CHRISTIE

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## ABOUT THIS PROPERTY

A beautifully presented three bedroom detached bungalow located on a quiet residential road in the popular village of Llanfoist, just a mile from Abergavenny town centre. The property affords generous accommodation throughout comprising an entrance hall, superb 21' lounge/diner with French doors, and a large kitchen/breakfast room that looks out over the rear garden, off which is a separate utility room. The 14' principal bedroom includes a modern en-suite shower room, while there are two further double bedrooms and a family bathroom. The property is set back behind a walled frontage with a driveway to the side providing parking for one car and leading to the attached 24' garage. There is a further driveway to the rear providing parking for two further cars. Of particular note is the superb rear garden which enjoys an open aspect across the Usk Valley. It comprises a patio to the fore that wraps around the property including a seating area accessed from living room, ideally positioned to catch the morning sun. There is a large expanse of lawn that gently falls away with central path leading to a further patio at the far end with summer house including electrics. This provides an ideal vantage point to appreciate the wonderful southerly view of the Bloreng. This is a delightful home of real quality and charm.

The village of Llanfoist is situated a mile from Abergavenny, at the foot of the Bloreng 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 in Cross Street (NP7 5EU) follow the Monmouth Road (A40) for 0.9 miles take the fourth exit at the roundabout onto the A465 (Heads of the Valleys Road). Take the first exit (signposted Llanfoist), then take the second exit at the mini roundabout. At the next roundabout take the first exit into Merthyr Road. At the next roundabout take the 1st exit into Gypsy Lane, the take the first right into Gypsy Crescent.

## 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. Ultrafast broadband is available (provided by Openreach/Ogi) 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.

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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.