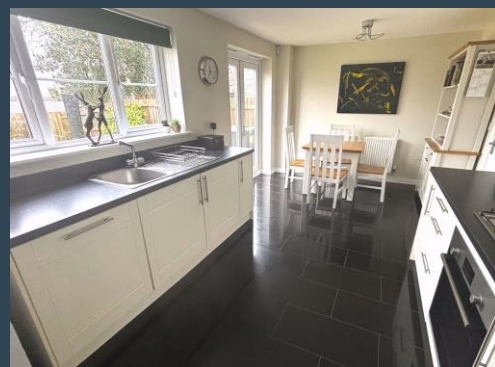


CHRISTIE

R E S I D E N T I A L



12 Thomas Hill Close, Llanfoist, Abergavenny, NP7 9FJ

A beautifully presented four bedroom detached home located on a quiet cul-de-sac as part of an established, residential development in Llanfoist, near Abergavenny. The property offers well-proportioned accommodation including a large lounge and master bedroom with en-suite, and further benefits from off road parking for two cars.

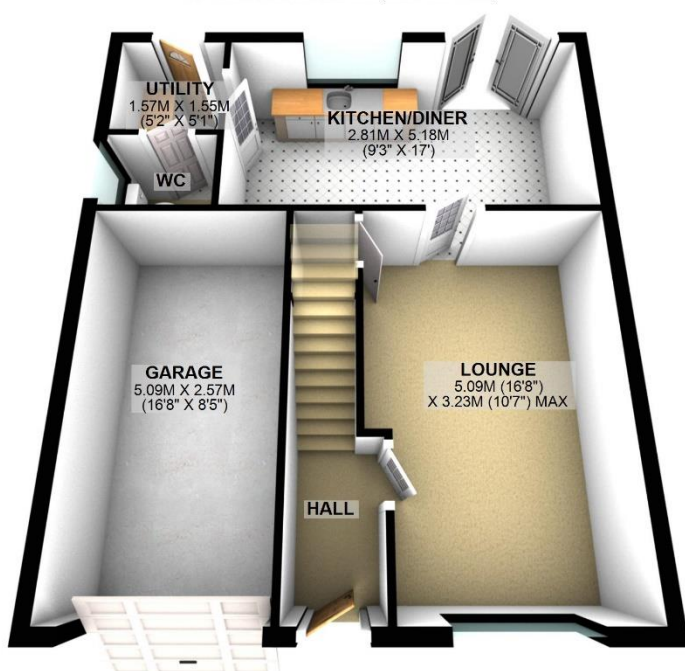
- Four Bedroom Detached Home
- 16' Lounge
- Modern Kitchen/Diner
- Modern Kitchen/Diner
- Utility Room & Downstairs WC
- Garden With Views

Price	£399,950
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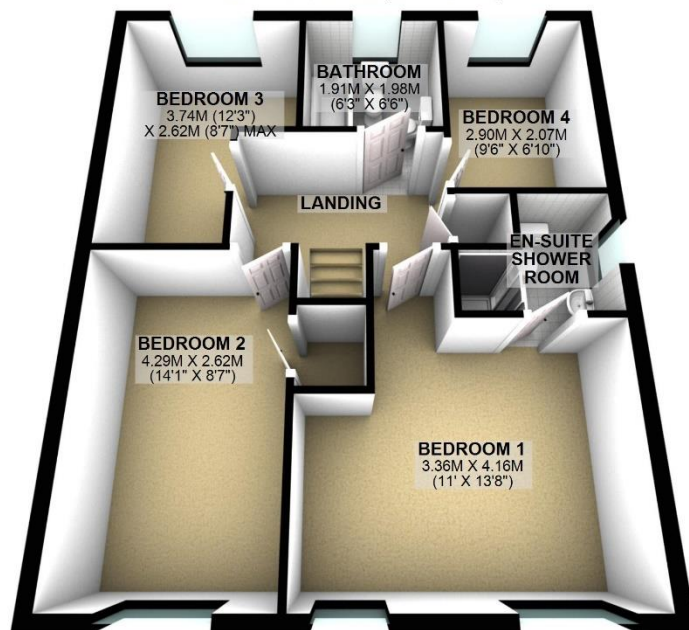
GROUND FLOOR

APPROX. 54.6 SQ. METRES (587.7 SQ. FEET)



FIRST FLOOR

APPROX. 56.0 SQ. METRES (602.5 SQ. FEET)



TOTAL AREA: APPROX. 110.6 SQ. METRES (1190.2 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CHRISTIE

R E S I D E N T I A L

About this property

A beautifully presented, detached four bedroom home, located within a modern development in Llanfoist, a short distance from Abergavenny. Enjoying a quiet cul-de-sac location, the ground floor provides well-proportioned accommodation comprising a 16' lounge, a well-appointed kitchen/diner with French doors to the garden, separate utility room and a downstairs cloakroom. Upstairs there is a principal bedroom with smartly presented en-suite shower room, three further bedrooms and the family bathroom. The property is set back behind a low maintenance frontage include a small area of lawn with a driveway providing parking for two cars leading to the integral single garage. The rear garden benefits from a slightly elevated position giving delightful views back across Abergavenny towards the Sugarloaf mountain. It comprises a patio to the fore, area of lawn and flower bed borders. Further benefits include views to the Blorenge Mountain from the front, and an excellent location within easy reach of the junior school and Waitrose supermarket as well as the more extensive amenities of Abergavenny town centre.

About the location

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenge and the Sugar Loaf mountains, Abergavenny is known as the 'Gateway to Wales'. It 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, popular bi-weekly market, a high street comprising of recognised chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. Abergavenny is world renowned for its Food Festival which brings the UK's best chefs and culinary experts to the town every September. The town also offers a rich and vibrant range of cultural options including the Borough Theatre which offers an all year round programme of professional and amateur events, and the annual Abergavenny Writing Festival. 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.

Directions

From our office on Cross Street (NP7 5EU), follow the Monmouth Road A40 east for 0.9 miles. Take the fourth exit at the roundabout onto the A465 (Heads of the Valleys Road). After 300 yards take the first junction, signposted Llanfoist and at the mini-roundabout take the second exit. At the next roundabout take the first exit into Gypsy Lane, and then the second left into School Way. Take the first left into Punchbowl View and at the T junction turn right into Thomas Hill Close.

USEFUL information

COUNCIL TAX: Band E. 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 1800 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.

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.