



**Christie
Residential**
YOUR HOME, HANDLED WITH CARE

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**Coed Y Brenin
Abergavenny
£465,000**

- ♥ Detached Family Home
- ♥ Four Bedrooms
- ♥ 23' Lounge/Diner
- ♥ Fully Fitted Kitchen





About this property

Built in 2012 by Linden Homes a four bedroom detached house property enjoying a generous plot adjacent to the River Gavenny within a small attractive cul-de-sac development. This family home affords generous accommodation throughout and is set behind a pretty frontage with driveway leading to the integral garage. The ground floor comprises a welcoming entrance hall with downstairs cloakroom, 23' lounge/diner with French doors to the rear raised deck, stylish fully integrated kitchen, and internal access to the single garage. On the first floor the master suite boasts both a dressing room and luxury en-suite shower room. In addition there are two further double bedrooms and a family bathroom. The second floor is home to an exceptionally spacious landing area which in turn leads to a 15ft double bedroom with en-suite shower room. Outside the large enclosed rear garden is chiefly laid to lawn. This is a superb opportunity for those purchasers seeking the trappings of semi-rural living, with the benefits of a contemporary modern home harnessed with the convenience of being located just two miles from the centre of one of Monmouthshire's most popular and bustling market towns.

About the location

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 Bloreng 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.

Directions

From the Angel Hotel on 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 F. The local authority is Monmouthshire County Borough Council – 01633 644644

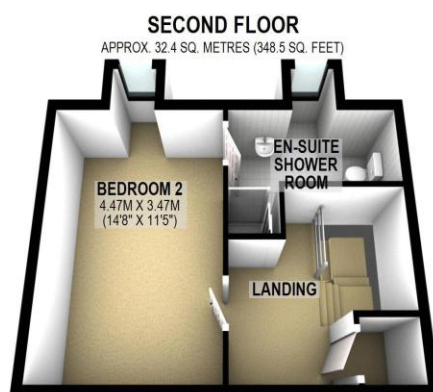
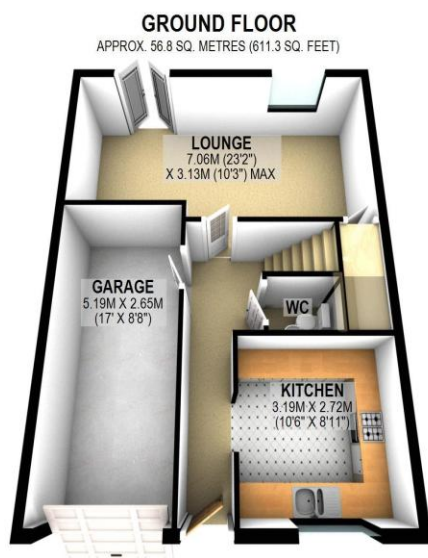
SERVICES: We understand that mains gas, electricity, water are connected to the property. There is a communal sewage treatment plant. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1,800 Mbps. For information on mobile coverage please use Ofcom's 'mobile and 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.



TOTAL AREA: APPROX. 145.8 SQ. METRES (1569.1 SQ. FEET)

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



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