

CHRISTIE

R E S I D E N T I A L



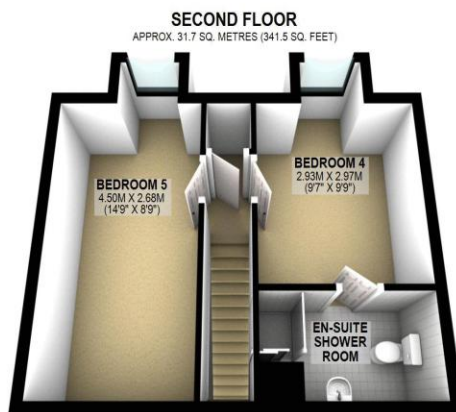
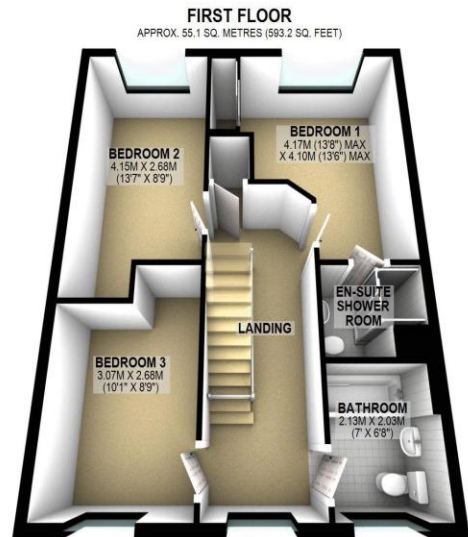
21 COED Y BRENIN, LLANTILIO PERTHOLEY, ABERGAVENNY, NP7 6PY

A well presented five bedroom detached home built in 2013 and located in a small, residential development within easy reach of the wide ranging amenities of Abergavenny. Further benefits include a large lounge/diner, three bathrooms, a low maintenance rear garden, and attached garage.

- Five Bedroom Detached House
- Cul-De-Sac Location
- Large Lounge
- Modern Kitchen/Diner
- Two En-Suite Bedrooms
- Family Bathroom & Downstairs WC

PRICE	£475,000
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TOTAL AREA: APPROX. 158.6 SQ. METRES (1707.7 SQ. FEET)

CHRISTIE

RESIDENTIAL

ABOUT THIS PROPERTY

Built in 2012 by award winning developers, Linden Homes, this impressive five bedroom home is located within a small cul-de-sac development two miles to the north of Abergavenny town centre. The property affords ground floor accommodation comprising of a welcoming entrance hall with downstairs cloakroom, 22' lounge/diner with French doors to the garden and is further improved by the addition of a wood burning stove. There is also a stylish integrated kitchen with breakfast area, and study. On the first floor there are three double bedrooms including a principal bedroom with modern en-suite shower room, and a three-piece family bathroom. On the second floor there are two further double bedrooms with one including an en-suite shower room. The property is set back behind a lawned frontage with driveway providing parking for one car leading to the 20' attached garage, with an additional gravelled section giving an additional parking space. To the rear there is a low maintenance south facing garden with patio to the fore and lawn framed by a number of raised beds. This is a generously proportioned modern home offering the trappings of semi-rural living, 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

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Bloreng 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 (NP7 5EU) follow Monk Street (A40) north for 1.9 miles 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, 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 £460.49. 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.

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.