

CHRISTIE

R E S I D E N T I A L



2 LANGPEN DRIVE, LLANFOIST, ABERGAVENNY, NP7 9AX

A well presented four bedroom detached home located on a popular residential development in the village of Llanfoist near Abergavenny. Benefits including 17 living room, large kitchen/dining room with doors to garden, master bedroom with en-suite shower room and off road parking including a single garage.

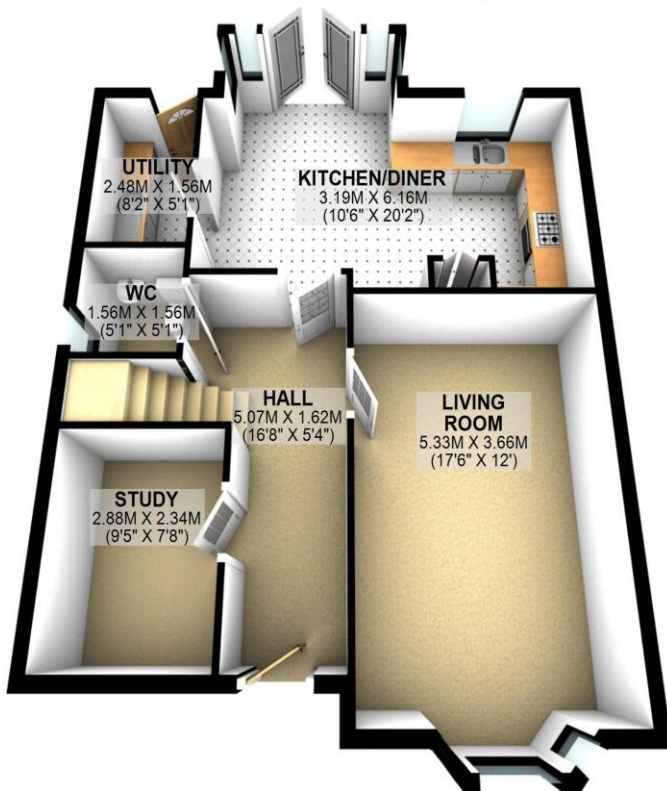
- Four Bedroom Detached Home
- Lounge & Separate Study
- Modern Kitchen/Family Room
- Four Piece Bathroom & En-Suite Shower
- Utility Room & Downstairs WC
- Attractive West Facing Garden

PRICE	£485,000
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GROUND FLOOR

APPROX. 68.8 SQ. METRES (740.1 SQ. FEET)



FIRST FLOOR

APPROX. 66.4 SQ. METRES (715.2 SQ. FEET)



TOTAL AREA: APPROX. 135.2 SQ. METRES (1455.3 SQ. FEET)

CHRISTIE

RESIDENTIAL

ABOUT THIS PROPERTY

A well-presented four bedroom detached home located on a sought after modern residential development in the village of Llanfoist on the outskirts of Abergavenny. The property affords generous accommodation throughout with the ground floor comprising a welcoming entrance hall that leads to the 17' living room, a study/play room and the downstairs cloakroom. At the rear there is a modern kitchen/family room with a feature bayed sitting area. The kitchen includes a range of built in appliances including a double electric oven, gas hob, dishwasher, fridge and freezer. There is also separate utility room with a door to the rear garden. Upstairs there is a master bedroom with en-suite shower room and built-in wardrobes, two further double bedrooms, a single bedroom and smartly presented family bathroom. The property is set back behind a frontage of shrubs, with driveway to the side providing parking for three cars and leading to a large single garage. The pretty, west facing garden has been beautifully planted with beds framing a central area of lawn, with apple tree and patio to the fore. This is a quality home in an excellent location close to a range of local amenities including the local primary school and Waitrose supermarket.

ABOUT THE LOCATION

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 a post office, 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. Take the fourth exit at the roundabout onto the A465 (Heads of the Valleys Road). After 300yards take the first junction, signposted Llanfoist and at the mini-roundabout take the 2nd exit. At the next roundabout take the 3rd exit. Turn right at the traffic lights into Cooper's Way and take the second right into Langpen Drive, the property can be found on the left hand side. The What3Words reference is [///accord.acclaimed.shuffles](#).

USEFUL INFORMATION

COUNCIL TAX: Band F. 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.