

CHRISTIE

R E S I D E N T I A L



10 HANRATTE CLOSE, LLANTILIO PERTHOLEY, ABERGAVENNY, NP7 6PT

A modern two bedroom terraced property located in the sought after Willow Court development in Llantilio Pertholey on the northern edge of Abergavenny. Offered in excellent order throughout benefits include a kitchen/diner with French doors to the garden and allocated parking for two cars.

- Modern Terraced House
- Two Double Bedrooms
- Kitchen/Diner
- Lounge
- Bathroom & Downstairs WC
- Allocated Parking For Two Cars

PRICE	£235,000
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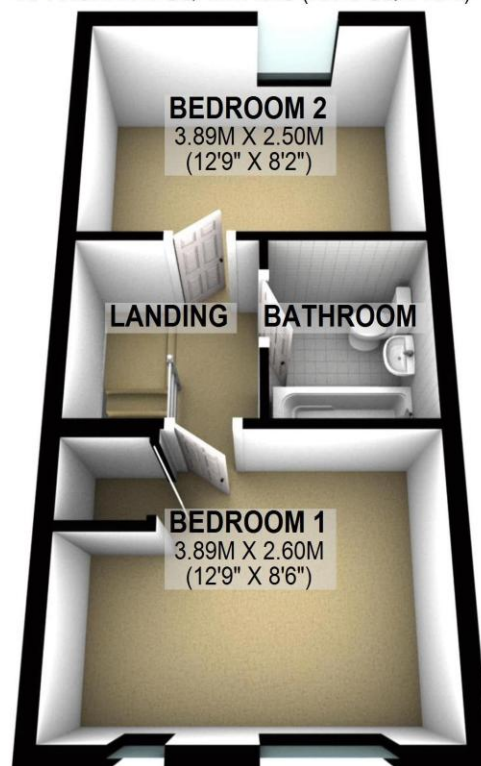
GROUND FLOOR

APPROX. 29.0 SQ. METRES (312.5 SQ. FEET)



FIRST FLOOR

APPROX. 27.6 SQ. METRES (297.0 SQ. FEET)



TOTAL AREA: APPROX. 56.6 SQ. METRES (609.5 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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ABOUT THIS PROPERTY

A two bedroom terrace house located in Willow Court, a sought after modern, residential development in Llantilio Pertholey on the northern fringe of Abergavenny. The property affords well balanced accommodation with the ground floor comprising a 14' lounge, kitchen/diner with French doors to the garden and downstairs WC. Upstairs there are two double bedrooms and a family bathroom. To the rear is an enclosed garden comprising a patio to the fore, artificial lawn and storage shed. The property further benefits from allocated parking for two cars, directly access from the rear of the garden, and a quiet cul-de-sac position within a sought after residential location that is within easy reach of the wide ranging amenities of Abergavenny's town centre.

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 on Cross Street (NP7 5EU) follow Monk Street (A40) north miles as it becomes Hereford Road. After 1.3 miles turn left into Maindiff Drive and then the first right into Hanratte Close. The What3Words reference is [///fitter.kick.amps](#).

USEFUL INFORMATION

COUNCIL TAX: Band D. 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/Fiber Nest) with an estimated maximum speed of 900 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.