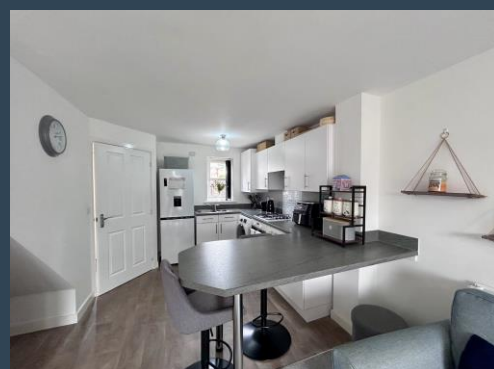


# CHRISTIE

R E S I D E N T I A L



## 2 Penry Close, Llantilio Pertholey, Abergavenny, NP7 6PZ

A smartly presented three bedroom, modern terraced house located on Willow Court, a popular residential development in Llantilio Pertholey to the north of Abergavenny. Benefits include a kitchen/diner with French doors to the rear garden and parking for two cars.

- Three Bedroom Modern House
- Mid Terrace
- Kitchen/Lounge
- Family Bathroom & Downstairs WC
- 19' Master Bedroom
- Parking For Two Cars

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Price	£240,000
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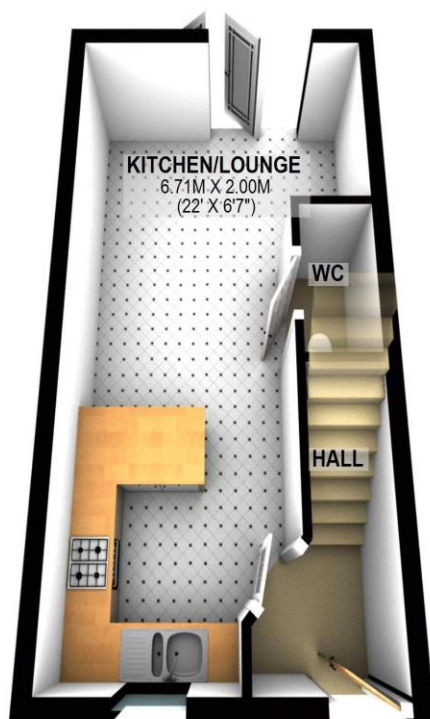
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## GROUND FLOOR

APPROX. 24.5 SQ. METRES (263.5 SQ. FEET)



## FIRST FLOOR

APPROX. 24.5 SQ. METRES (263.9 SQ. FEET)



## SECOND FLOOR

APPROX. 21.9 SQ. METRES (236.1 SQ. FEET)



TOTAL AREA: APPROX. 70.9 SQ. METRES (763.5 SQ. FEET)

Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>97 A</b>
81-91	<b>B</b>	<b>84 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# CHRISTIE

R E S I D E N T I A L

## About this property

A modern three-bedroom mid-terrace home, set within a popular residential development in Llantilio Pertholey, on the northern edge of Abergavenny. The ground floor accommodation includes an entrance hall, a 22' open-plan kitchen/lounge with French doors opening to the rear garden, and a convenient downstairs WC. On the first floor there is a double bedroom, a single bedroom, and a stylish modern bathroom. The second floor is dedicated to a spacious 19' master bedroom, complete with a fitted storage cupboard. Externally, the property enjoys a low-maintenance lawned garden and driveway parking for two vehicles. This is a delightful home in a sought-after location, within easy reach of the wide-ranging amenities of Abergavenny town centre.

## About the location

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenges 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, weekly retail and farmers markets, a high street comprising of recognized chains and local department stores, leisure centre, a number of churches and Nevill 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](http://www.monmouthshire.gov.uk) or call 01633 644488.

## 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 Maundiff Drive and take the first left into Penry Close.

## 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) with an estimated maximum speed of 900 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.

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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.