

CHRISTIE

R E S I D E N T I A L



23 Briardene, Llanfoist, Abergavenny, NP7 9LJ

A well-presented two-bedroom semi-detached home in Llanfoist offered with no onward chain. The property has recently been redecorated throughout and includes a lounge, kitchen/dining room, two bedrooms and family bathroom. Garage & driveway parking, rear garden with lovely views towards the Bloreng.

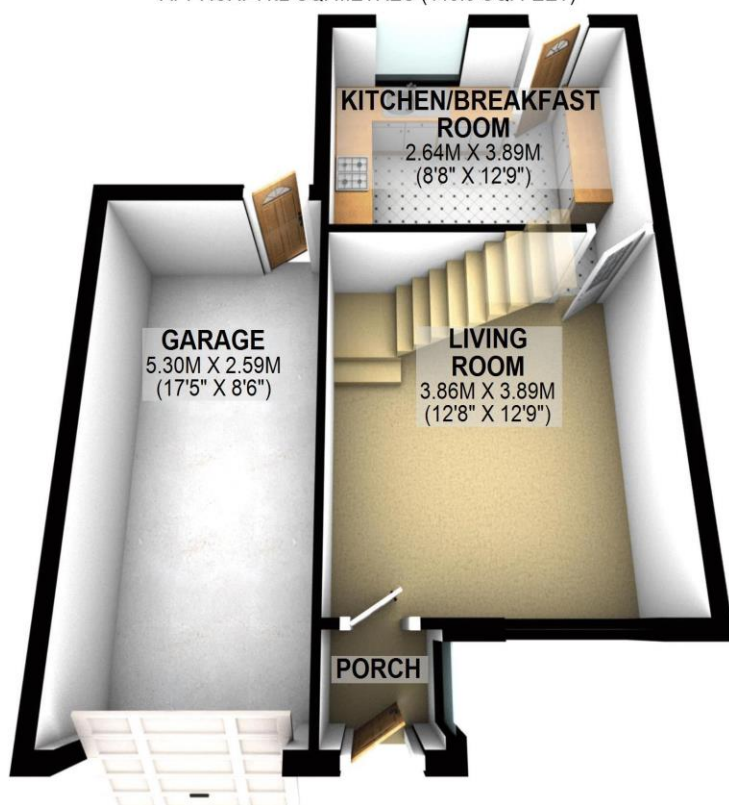
- Semi-Detached House
- Two Bedrooms
- No Onward Chain
- Kitchen/Breakfast Room
- Rear Garden With Views Of The Bloreng
- Garage & Drive

Price	£235,000
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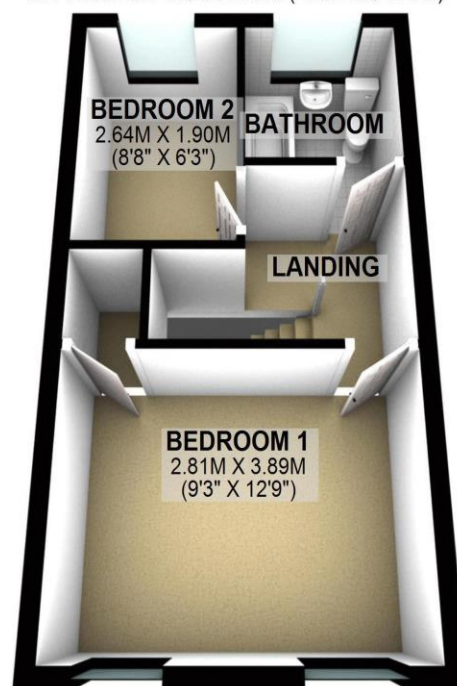
GROUND FLOOR

APPROX. 41.2 SQ. METRES (443.3 SQ. FEET)



FIRST FLOOR

APPROX. 25.7 SQ. METRES (276.2 SQ. FEET)



TOTAL AREA: APPROX. 66.8 SQ. METRES (719.5 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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About this property

A well-presented two-bedroom semi-detached property, tucked away in a cul-de-sac in the village of Llanfoist, near Abergavenny. Enjoying an open aspect to the rear, the home boasts impressive views of the Bloreng Mountain. Recently redecorated throughout, the property also benefits from new carpets to the stairs, landing, and bedrooms. The accommodation comprises: entrance porch, lounge, and a kitchen/breakfast room on the ground floor. Upstairs offers a generously sized double bedroom, a single bedroom, and a stylish three-piece bathroom. Externally, the property is set back behind an open plan front garden, with a driveway providing parking for one car and leading to an attached single garage. The rear garden is south facing with gated side access and features a patio area to the fore, with a lawn and flower beds to the side and rear. Additional benefits include full gas central heating, double glazing, and no onward chain.

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 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 and then take the fourth exit at the roundabout onto the A465 (Heads of the Valleys Road). After 500 yards take the first junction, signposted Llanfoist. At the mini-roundabout take the second exit and at the next roundabout take the first exit (B4246). Take the first right onto Briardene and the property can be found on the left hand side.

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. Superfast 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.