



# 32 CHAPEL MEAD

PENPERLLEN | PONTYPOOL | MONMOUTHSHIRE | NP4 0BR

# 32 Chapel Mead

A surprisingly spacious and well maintained family home located on a quiet cul de sac, in a popular village conveniently located between Abergavenny and Usk with good access to A roads. This lovely property was believed to be built circa 1984 by Westbury Homes and has been extended over the garage to provide greatly enhanced accommodation suitable for a growing family. Located in the popular village of Penperlleni, the local amenities provide a doctors' surgery, convenience store, fish and chip shop, hairdressers, public house and primary school.

- Spacious family home in a popular village with local amenities
- 4 reception rooms, 4 bedrooms, loft room and two bathrooms
- Enclosed rear garden with useful wooden shed
- Garage and driveway parking
- Approximately 6.5 miles from both Abergavenny and Usk

## STEP INSIDE

In brief the accommodation comprises to the ground floor: Entrance hall with stairs to the first floor. Cloakroom with low level W.C., and wash hand basin. The sitting room has a feature fireplace housing an electric fire and is open plan through to the family/dining room. The family/dining area has glazed sliding doors to the conservatory which has central heating and double doors that open on to the rear garden. The spacious kitchen/breakfast room has modern fitted cupboards with 1.5 stainless steel sink, extractor hood, integral dishwasher, fridge and washing machine, space for a table and chairs and a door leading to the rear garden and door to integral garage.



## FIRST FLOOR

On the first floor there are four bedrooms, one with built in storage and main family bathroom. The principal bedroom is generous in size and has a bay window to the front, ensuite shower room with low level W.C., pedestal wash hand basin and large step in shower unit with Mira power shower. From the principal bedroom are stairs to a further room which could be used as a study or storage room (restricted head height). The family bathroom has low level W.C., pedestal wash hand basin and bath with shower head over.

## STEP OUTSIDE

At the front of the property there is a tarmac driveway providing parking in front of the garage, lawned and gravelled areas bordered by a low brick wall and well stocked flower beds. To the rear is an enclosed garden which is mainly laid to lawn with adjoining patio area. Wooden garden shed.

## ASKING PRICE

Offers in Excess of £399,950

## TENURE

Freehold.

## LOCATION

Penperlleni, also known as Goytre, is a popular village equidistant between Abergavenny and Cwmbran providing numerous options for education, shopping, and leisure. Penperlleni has amenities including an Estyn (estyn.gov.uk) rated "good" Goytre Fawr primary school, doctors' surgery, hairdressers, take away, public house and a vibrant village hall. The picturesque countryside including the Monmouthshire Canal is a 10-minute walk, with Goytre Wharf a 10 minute drive. The Brecon Beacon National Park/Bannau Brycheiniog is very accessible with the Sugarloaf Mountain less than 10 miles away. The property is situated within easy reach of the commercial centres of South Wales via the Heads of the Valleys Road and the A40/A449 linking to the M4, M5 and M50 motorways for Cardiff, Bristol, the Midlands and the South of England.

## DIRECTIONS

From Abergavenny take the A4042 towards Pontypool. Just before entering the village of Goytre, turn left into Capel Ed Lane, continue for 0.2 miles before turning left into Chapel Mead, number 32 can be found a short distance along this road in front of you on the right hand side.

## AGENTS NOTES

A Wayleave Agreement and Consent dated 21 February 1989 made between (1) Westbury Homes (Holdings) Limited (Grantors) and (2) The South Wales Electricity Board (the Board) relates to the erection laying and use of lines for the transmission and distribution of electricity and contains restrictive conditions.

## ENERGY PERFORMANCE RATING

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## SERVICES

We are advised that mains electricity (we are advised this was checked in 2018), gas (Worcester gas fired boiler which we are advised was services in 2023), water and drainage are connected to the property.

Broadband: Standard and superfast broadband available subject to providers terms and conditions. Please visit <https://www.openreach.com/fibre-broadband>

Mobile: EE, Three, O2 and Vodafone (Indoors and Outdoors). Please check with service providers and mobile availability: [https:// checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

## LOCAL AUTHORITY

Monmouthshire County Council.

## COUNCIL TAX

Band - E. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

## COVENANTS

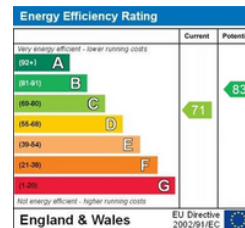
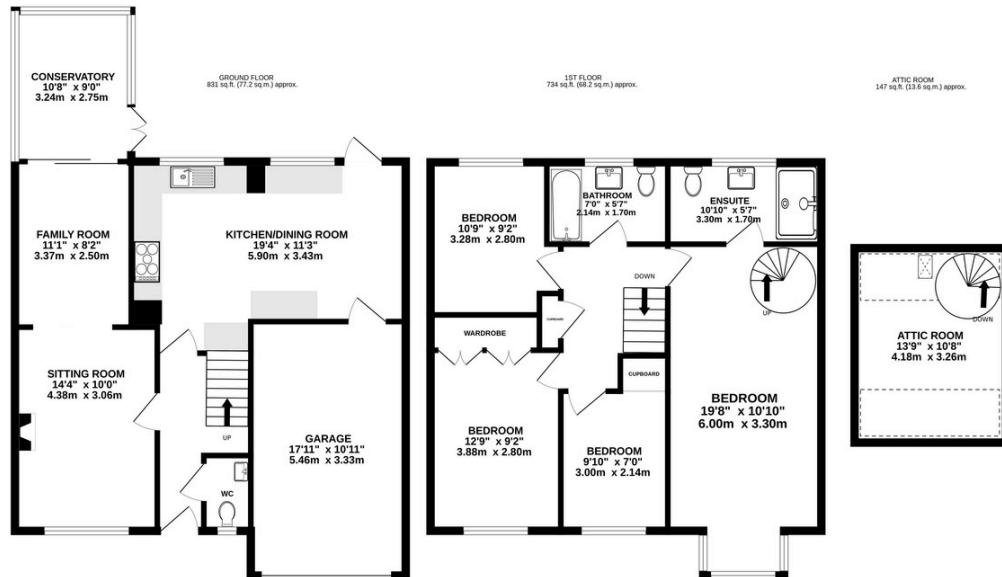
Title number WA561385 - a copy of which is available from Parys.

## FIXTURES AND FITTINGS

Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

## AGENTS NOTES - CONSUMER PROTECTION REGULATIONS

Estate Agents are obliged, under the Consumer Protection Regulations, to provide any prospective buyers with any material information relating to properties that are being marketed. Parys are committed to providing as much information as possible to enable buyers to make an informed decision with regard to both viewing and offering on a property.



32 CHAPEL MEAD, GOYTRE, MONMOUTHSHIRE, NP4 OBR

TOTAL FLOOR AREA: 1711 sq.ft. (159.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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