



# 8 ST. MABLEYS CLOSE

LLANVAPLEY | ABERGAVENNY | MONMOUTHSHIRE | NP7 8SH

# 8 St. Mableys Close

Located in the popular village of Llanvapley, situated between Abergavenny and Monmouth. This delightful two bedroom house is well presented throughout and is situated on a corner plot, offering both generous outside space and views of the surrounding countryside.

- Village location with stunning countryside views
- Well presented throughout with modern fittings
- Corner plot with generous open gardens
- Shared parking which is located close to the property
- Outbuildings with power supply

## STEP INSIDE

Enter into the welcoming entrance hall which provides access to the principal ground floor rooms. The ground floor accommodation in brief comprises; sitting room with a double sided multi-fuel cast iron fire which can be enjoyed from both the sitting room and kitchen. French doors open from the sitting room onto the south west facing rear patio and garden. The kitchen / breakfast room is of a generous size and has a range of 'Wren' fitted cupboards and work surface together with built in appliances. This room has a large window which frames the garden and far reaching views beyond. The kitchen / breakfast room has ample space for a family sized table and chairs and benefits from a door to the garden. Stairs rise to the first floor with a useful storage cupboard under. To the first floor are two double bedrooms both with windows to the rear offering wonderful views. Completing the first floor accommodation is a contemporary bathroom.





### STEP OUTSIDE

A path leads centrally through the garden to the front door, to the left is an elevated lawn area and to the right is an area of hardstanding. A wooden side gate leads to the rear garden, this enclosed level garden is one of the primary features of this attractive home, designed to enjoy the surrounding countryside views. Predominantly laid to lawn with a patio area adjoining the house, perfect for enjoying family barbecues or relaxing. Outbuildings: A wooden outbuilding with double doors and its own electricity supply. There is also a covered kennel which is located towards the rear boundary of the garden.

### LOCATION

Park Crescent is in a popular residential area within a reasonable walking distance of Abergavenny town centre. The historic market town offers a wide range of amenities including shops, primary and secondary schools, banks, doctors, dentists, a library and a general hospital. Abergavenny has a leisure centre with swimming pool, a cinema, theatre and the area is well known for its many high-quality restaurants. The town has a mainline railway station and good road links for commuting; 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 and the Midlands.

### DIRECTIONS

From Abergavenny town centre take the Old Monmouth Road. Continue along this road for just under 5 miles, passing the village of Llanddewi Rhydderch and continue into the village of Llanvapley. Shortly after entering the village on the righthand side is a small crescent set back from the road. Number 8 is the furthest property at the end of the crescent.,

### ASKING PRICE

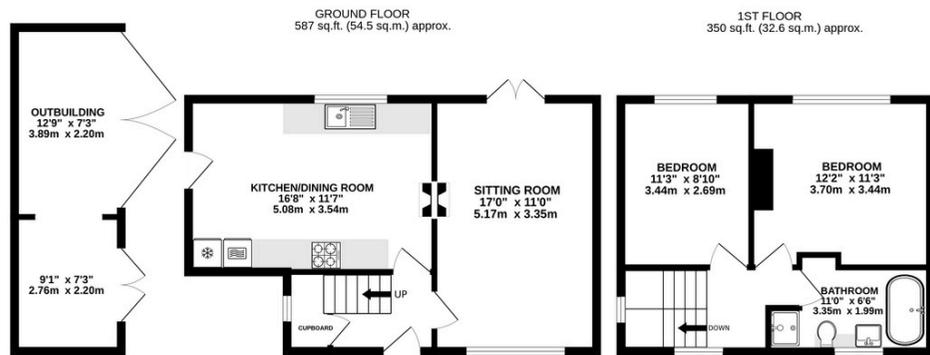
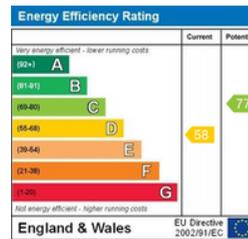
Guide Price of £285,000

### TENURE

Freehold.

### ENERGY PERFORMANCE RATING

D



Without 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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### 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. Parrys 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.

Parking does not fall within the registered title of the property and is on a communal basis.

Lapsed planning permissions was granted by Monmouthshire County Council on 18th December 2007 (DC/2007/01389) for an extension to the side but has now expired.

### SERVICES

We understand that the property is connected to mains electricity, water and drainage. Oil fired central heating. Broadband: Standard and superfast broadband available subject to providers terms and conditions. Please make your own enquiries via: [https:// www. openreach.com/fibre-broadband](https://www.openreach.com/fibre-broadband)

Mobile: EE, Three, 02 and Vodaphone (Outdoors) no service indoors. Please make your own enquiries via: [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 - D. 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 WA653794 - a copy of which is available from Parrys. We are advised that the property has the benefit of pedestrian right of way across the front of a neighbouring property. No trade or business shall be carried out at the property. Without previous consent no shed, outhouse or any structure of any kind can be erected at the front of the property. No caravans are allowed to stand in front of the property. No alterations are allowed to be made to the front boundary wall.

### 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.



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