



13 Ffordd Sain Ffwyst

LLANFOIST | ABERGAVENNY | MONMOUTHSHIRE | NP7 9QF

13 FFORDD SAIN FFWYST

Exceptionally well presented four bedroom semi-detached house, situated in a popular residential area with distant mountain views.

- Delightful four bedroom family home built circa 2016
- Wonderful open plan sitting room and conservatory
- Located in a popular residential area with an open outlook
- Low maintenance garden
- Parking

STEP INSIDE

This well-appointed, modern property briefly comprises : Entrance hallway with parquet style flooring which flows throughout the ground floor, kitchen / dining room, the kitchen is fitted with a range of modern base and wall cupboards complemented with contrasting worktops and white metro style wall tiles. Integral appliances include electric oven, gas fired hob with extractor hood over and undercounter spaces for white goods. Double doors lead from the kitchen / dining room to the spacious sitting room, allowing for open plan family living space. The current owners have added the wonderfully light and airy conservatory with large windows, bi folding south facing external doors and sky lights to allow for additional light to flow through the ground floor of the property. There is a useful W.C. completing the downstairs accommodation. .





FIRST AND SECOND FLOOR

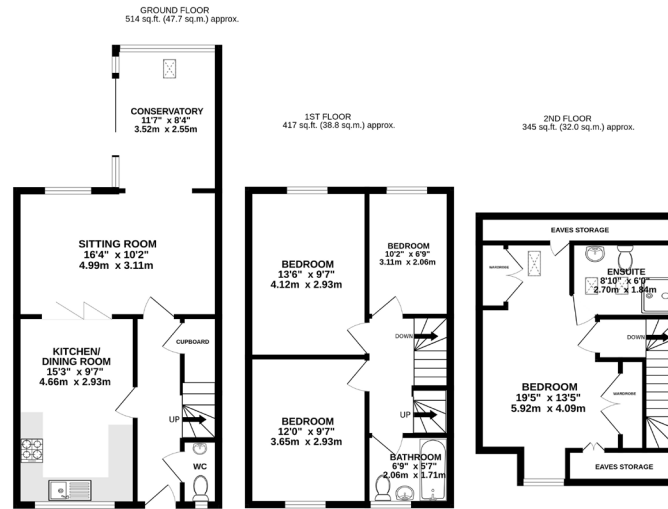
To the first floor are three bedrooms and a modern family bathroom. There are two spacious double bedrooms and the third single bedroom which is currently used as an office. To the second floor is the principal bedroom, which benefits from built in storage, dual aspect windows and a spacious, modern en-suite shower room. Constructed in 2016, the property benefits from the remaining two year NHBC structural warranty.

STEP OUTSIDE

The property has a low maintenance garden to the rear, comprising of a composite decking, ideal for al fresco dining, and a stone chipped area. There is a useful garden shed, side gate access and off road parking for several vehicles.

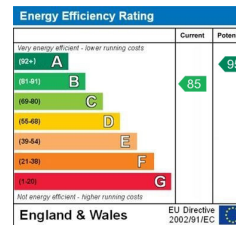
LOCATION

The property is located in the conveniently located village of Llanfoist which has a Waitrose, restaurant, public houses, a village hall and a well-regarded modern primary school. Just over the river bridge is the historic town of Abergavenny offering a wide range of amenities including primary and secondary schools, independent shops alongside high street stores, several supermarkets, doctors', dentists' and a general hospital. There are good leisure facilities plus a cinema, theatre, library, numerous public houses and many highly regarded restaurants both within the town and the surrounding villages. The area is well known for being the 'Gateway to Wales' and is on the doorstep of the breathtaking Brecon Beacons / Bannau Brycheiniog with the Monmouthshire & Brecon Canal a short distance away for beautiful walks.



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TOTAL FLOOR AREA : 1276 sq.ft. (118.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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. Made with Metropac 01024



DIRECTIONS

From Abergavenny town centre take the Monmouth Road to the Hardwick roundabout and the third exit to the A465 towards Merthyr Tydfil. Take the first exit and at the first roundabout take the first exit with 'Brewers Fayre' on your left-hand side. At the second roundabout take the second exit towards the residential estate and follow the road around to the left then take the first left turn and the property is on the left.

AGENT'S 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.

ASKING PRICE

Offers in Excess of £375,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

B.

SERVICES

We understand that there is mains electricity, gas, water and drainage. Gas-fired central heating.

Broadband: Standard and superfast and ultrafast broadband available subject to providers terms and conditions. Please make your own enquiries via: <https://www.openreach.com/fibre-broadband>

Mobile: EE, Three, O2 and Vodaphone (Indoors and Outdoors). Please make your own enquiries via: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

LOCAL AUTHORITY

Monmouthshire Country 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 - CYM685065

AGENT'S NOTES

Planning permission was granted on the 24th March 2023 for a single storey side extension to the property - DM/2023/00436.

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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