



2 GLENDINNING CLOSE

LLANTILIO PERTHOLEY | ABERGAVENNY | MONMOUTHSHIRE | NP7 6PS

2 Glendinning Close

Situated in a popular cul de sac of a modern housing development on the edge of Abergavenny town is this beautifully presented and spacious five-bedroom family home. Offering an open outlook with two reception rooms, a large kitchen/dining room and separate utility this property is well maintained throughout and offers versatile living. With driveway parking and a separate garage.

- Spacious, modern family home located in a quiet cul de sac with an open outlook
- Popular residential location on the fringe of Abergavenny town
- Superb open plan kitchen / dining room opening out onto the garden
- Impressive large principal bedroom with modern en-suite
- Rear garden with Pagoda
- Separate single garage and driveway parking



STEP INSIDE

The front door opens into an entrance hall with doors off to the main downstairs rooms, stairs up to the first floor and a downstairs cloakroom. Two reception rooms face out to the front of the property, one is a sitting room with feature fireplace and the other which is currently being used as a games room. The kitchen/dining room spans the whole width of the back of the house and is fitted with a modern kitchen complete with worktops. French doors open out onto the garden and a door leads through to a useful utility room with a door out to the driveway and garage. To the first floor are five bedrooms, the principal bedroom has an ensuite with shower and the smallest bedroom is currently being used as a separate dressing room. A modern family bathroom with white suite and bath with shower over completes the accommodation.



STEP OUTSIDE

The rear garden is accessed via the French doors from the kitchen/dining room and has a paved seating area that extends along the back of the house with a lawned area adjacent. Another sunken paved area is covered by an impressive solid timber pagoda where the current owners have a hot tub but could also be used as a covered seating area. A side gate gives access to the front of the property where the driveway and single garage with up and over door is located.

LOCATION

A popular residential development just off the Hereford Road in Llantillio Pertholey at the northern fringe of Abergavenny, around 1 mile from the town centre. Whilst close to a local convenience store/post office and public house, Abergavenny town offers a wider 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 breath-taking Brecon Beacons with the Monmouthshire & Brecon Canal a short distance away for beautiful walks. Abergavenny offers a bus station, mainline railway, and excellent transport links via the A465, A40, A449 and onto the M4/M5 and M50 motorway networks.

DIRECTIONS

From Abergavenny proceed north on the Old Hereford Road towards Mardy. Continue along this road until you reach Maindiff Drive on the left-hand side. Continue along this road and take the turning right sign posted Maindiff Drive. Proceed along this road to the end and the property can be found on your right hand side.

ASKING PRICE

Offers in Excess of £475,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

B

SERVICES

We understand that there is mains electricity, gas, water and drainage connected to the property.

Broadband:

Standard and superfast fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach

Mobile:

O2 and Vodaphone likely indoors. EE, Three, O2 and Vodaphone likely outdoors. Please make your own enquiries via Ofcom.

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

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

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.

TITLE

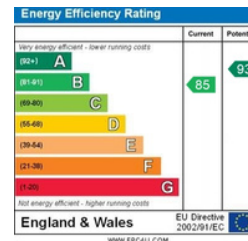
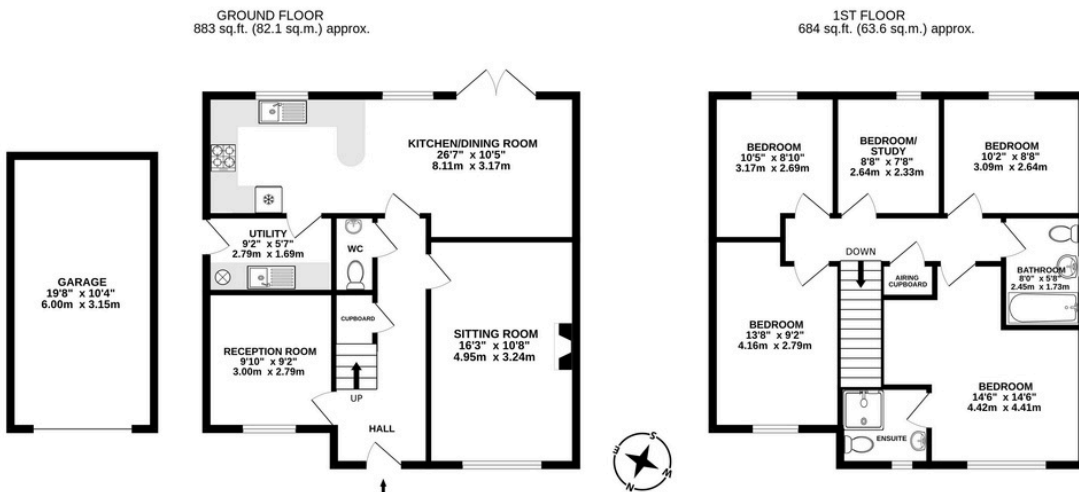
The house is registered under Title Number CYM851163 - a copy of which is available from Parrys.

We are advised the following covenants apply:

- Not to use the property for any purpose other than a single residential dwelling
- Not to allow the disrepair of and fencing, hedging or accessway
- Not to cut down any existing or damage any existing tree or hedge
- Not to park or obstruct estate roads or accessway's
- Not to park any commercial vehicle, caravan home or board on the property or estate roads

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.



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TOTAL FLOOR AREA: 1567 sq.ft. (145.6 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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