



91 MAINDIFF DRIVE

LLANTILIO PERTHOLEY | ABERGAVENNY | MONMOUTHSHIRE | NP7 6PW

91 Maindiff Drive

A spacious and beautifully presented four-bedroom detached family home set in a desirable location of Llantilio Pertholey. Tastefully extended by the current owners who have created a spacious open plan kitchen/dining room, complete with a wall of glass bi-folding doors.

- Detached four-bedroom attractive family home
- Wonderful open-plan kitchen and dining room
- Two further reception rooms
- Thoughtfully extended by the current owners
- Located in popular residential location

STEP INSIDE

Enter via a light and airy entrance hall with doors off to the kitchen/dining room, WC, utility/study and sitting room. The impressive kitchen/dining room overlooks the rear garden through a wall of glass which allows light to flood into the room, with the added benefit of bi-folding doors spanning the width of the house. The current owners have extended the utility by splitting the integral garage in half creating a study area as well. The sitting room has views to the front of the property and a downstairs WC completes the downstairs accommodation. To the first floor are four bedrooms and a family bathroom. The principal bedroom is equipped with an en- suite shower room and the modern family bathroom is fitted with a white bathroom suite.





STEP OUTSIDE

The property is approached via a driveway with parking for two cars which leads to the integral garage, which has been divided by the current owners to provide storage at the front and an extra reception room inside. The side access is through a secure gate leading to the rear of the property, where there is a low maintenance spacious rear garden, with a large area laid to lawn. Two paved patio areas, one of which runs along the length of the property and the other which is adjacent to the property with a pergola over.

DIRECTIONS

From Abergavenny proceed north on the Old Hereford Road towards Mardy. Continue along this road until you reach Maindiffe Drive on the left-hand side. Continue along this road, passing Bretherton Way on your right-hand side. As you approach the next turning right (for Bowcott Avenue) you will find the property immediately on your left-hand side.

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.

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.

LOCATION

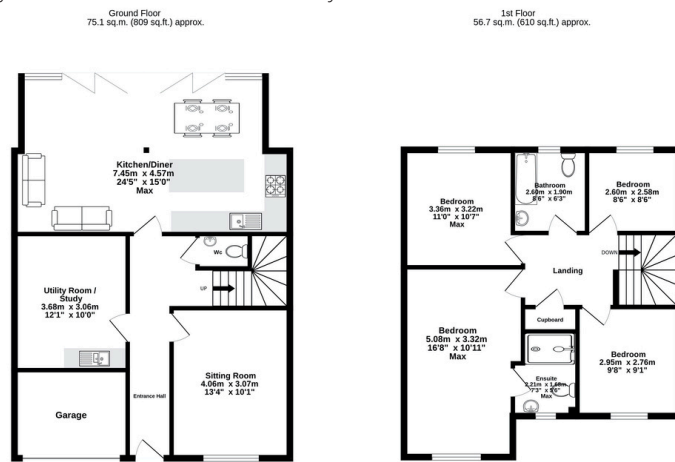
Willow Court is a popular residential development just off the Hereford Road in Llantillio Pertholey at the northern fringe of Abergavenny, around 1 mile from the town centre. Whilst close to a local convenience store/post office and public house, Abergavenny town offers a wider range of amenities including 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 / Bannau Brycheiniog 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.

AGENTS NOTES

The driveway is for the parking of a private car only i.e. no commercial vehicles (over 5 meters in length and 2 meter in height), trailers, caravans, camper vans or boats

TITLE

The house is registered under Title Number CYM806142 – a copy of which is available from Parrys.



ASKING PRICE

Guide Price £450,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

B

SERVICES

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

Broadband:

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

Mobile:

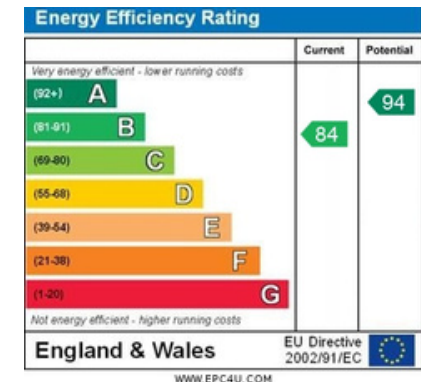
02 and Vodaphone likely indoors. EE, Three, 02 and Vodaphone likely outdoors. Please make your own enquiries via Ofcom.

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.



TOTAL FLOOR AREA: 131.8 sq.m. (1418 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify all measurements and specifications themselves and are advised to seek professional advice. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency can be given.



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