



32 COMPANY FARM DRIVE

LLANFOIST | ABERGAVENNY | MONMOUTHSHIRE | NP7 9QA



# 32 Company Farm Drive

Well presented three bedroom house located in the sought after village of Llanfoist and within 1 mile of Abergavenny town. Presented in neutral tones throughout, the property has a lovely open plan kitchen, dining and garden room which is perfect for entertaining or family living. The enclosed south-westerly facing courtyard garden has views to Bloreng Mountain and there is private parking to the front.

- Modern three bedroom house in popular residential area
- Delightful open plan kitchen dining and garden room
- Separate sitting room with feature box bay window
- Principal bedroom with en suite
- Enclosed south-westerly garden with views to Bloreng
- Allocated car parking

## STEP INSIDE

The property briefly comprises: a welcoming entrance hall leading to the spacious sitting room with feature box bay window. The modern fitted kitchen has a range of base and wall cupboards, electric oven with gas hob and extractor hood over, space for undercounter appliances and attractive metro-style tiled splashbacks. The high gloss tiled floor flows through the dining area and into the garden room which is flooded with lots of natural light and has views into the rear garden. A downstairs W.C and useful understairs storage cupboard completes the ground floor accommodation. Stairs rise to the first floor landing, where there are three bedrooms. The principal bedroom has useful built in wardrobes and drawers, and an en suite shower room. The second double bedroom is dual aspect and also has excellent storage. Bedroom three can accommodate a single bed and could also be perfect as a home office or nursery. The main family bathroom is equipped with an electric shower over the bath, wash hand basin and W.C.







### STEP OUTSIDE

To the rear of the property you will find the enclosed south-westerly facing garden. Comprised of paved patio area extending into stone chippings, flanked by borders with a range of climbing plants and shrubs. This pretty garden offers privacy to quietly enjoy the views towards Bloreng mountain but also has excellent practical features which include a useful garden shed, weather proof electric sockets, mains water tap and side access gate. To the front of the property there is off road parking for one vehicle and additional stone chipped area which can accommodate parking for a second vehicle. A low maintenance border extends around the perimeter of the property.

### AGENTS NOTES

Please note the owner is linked to an employee of Parrys Property (Abergavenny) LLP and is deemed a connected person under Section 21 of the Estate Agents Act 1979.

### 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

The property is conveniently located in the village of Llanfoist which has a Waitrose, restaurants, public houses, a village hall and a well-regarded modern primary school within walking distance. 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 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 take the Merthyr Road out of town heading towards Llanfoist and proceed over the bridge. At the next roundabout (with Waitrose opposite) take the first exit towards Llanfoist then the first left turn at the traffic lights into Coopers Way. Proceed to the end of the road to the T-junction and then right into Company Farm Drive. The property will be found shortly on the right hand side

### TITLE

The house is registered under Title Number CYM564822 - a copy of which is available from Parrys.

### ASKING PRICE

Offers in Excess of £300,000

### TENURE

Freehold.

### ENERGY PERFORMANCE RATING

C

### SERVICES

We understand that there is mains electricity, gas and water.

Broadband:

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

Mobile:

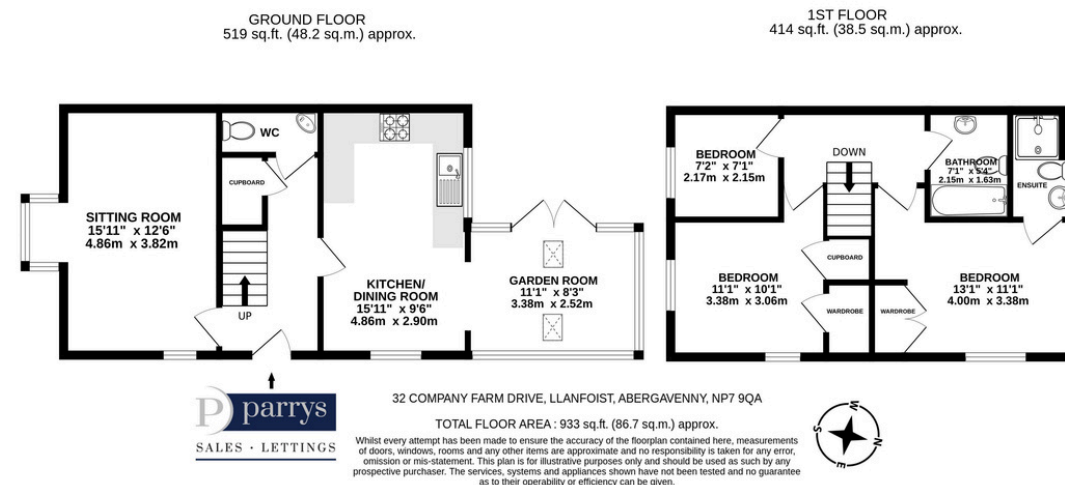
EE, O2 and Vodafone likely indoors and EE, Three, O2 and Vodafone likely outdoors. Please make your own enquiries via Ofcom.

### LOCAL AUTHORITY

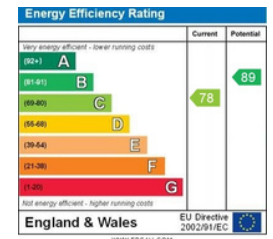
Monmouthshire County Council.

### 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.



Scan to view video of the house







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