



6 RHODFA OWAIN GLYNDWR

LLANFOIST | ABERGAVENNY | MONMOUTHSHIRE | NP7 9EJ

6 Rhodfa Owain Glyndwr

An immaculately presented and well maintained 3 bedroom semi-detached house which is still under NHBC warranty. Having views toward the Bloreng Mountain to the rear, a low maintenance L-shaped garden and ample off road parking, this property is located in a popular residential area close to schools, transport links and within easy access to Abergavenny.

- 3 bedroom semi-detached house
- Immaculately presented throughout
- South facing garden with views toward
- The Bloreng Mountain
- Ample off road parking
- Still under NHBC warranty
- Close to amenities, schools and transport links

STEP INSIDE

The front door opens into an entrance hall with doors off to a downstairs WC and through to the open plan sitting/dining room with stairs to the first floor and storage under. The modern kitchen is open plan to the sitting/dining room and has double doors opening out onto the raised patio area. To the first floor is the principal bedroom with ensuite shower room and two further bedrooms. A modern family bathroom completes the accommodation.





STEP OUTSIDE

The property is set back off the road with a driveway to the side offering ample off road parking. The rear garden has views towards the Bloreng Mountain and is split into two separate areas by steps. The top patio area which is ideal for alfresco dining with steps down to a lawned garden with storage shed.

AGENTS NOTES

The property was built in 2019 and is still covered under the NHBC warranty

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.

DIRECTIONS

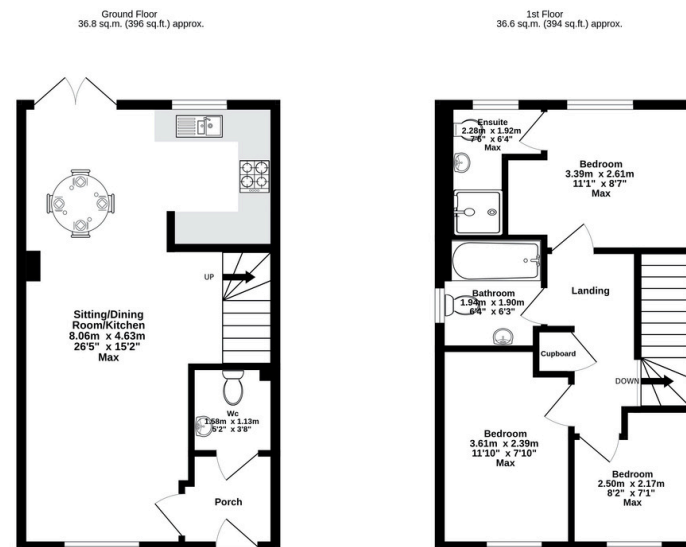
From Abergavenny take Merthyr Road out of town. Upon reaching the roundabout by Castle Meadows, take the left-hand turning proceeding over the river bridge. At the next roundabout (with Waitrose opposite) go straight over towards Llanfoist and continue straight over at the next round about onto the B4246. After a short distance, bare left at the next roundabout and continue for 0.3 miles and turn left into Rhodfa Owain Glyndwr. The property can be found a short distance along this road on the right hand side.

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.

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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TOTAL FLOOR AREA: 73.3 sq.m. (789 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency can be given. Made with Metropix ©2025



ASKING PRICE

Offers in Excess of £290,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

B

SERVICES

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

Broadband:

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

Mobile:

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

LOCAL AUTHORITY

Monmouthshire County Council.

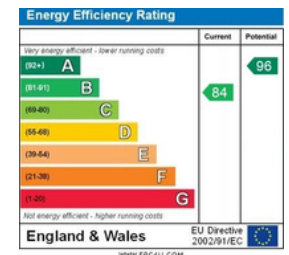
COUNCIL TAX

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.

TITLE

The house is registered under Title Number CYM870486- a copy of which is available from Parrys.

Scan to view video of the house





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