



28 Company Farm Drive

LLANFOIST | ABERGAVENNY | MONMOUTHSHIRE | NP7 9QA



# 28 Company Farm Drive

This modern house built in 2010, forms part of a small development of similar properties built by 'Barratt Homes' which offers spacious and well-presented accommodation set over three floors. The property is situated on the edge of the village of Llanfoist just a short distance from Waitrose, the market town of Abergavenny, with walks along the Brecon and Monmouth Canal a short distance away.

- Modern house built by Barratt Homes
- 4 Bedrooms, bathroom and shower room
- Off road parking, garden and garage
- Situated on the edge of the village of Llanfoist
- Close to amenities and transport links

## STEP INSIDE

The property briefly comprises: a welcoming entrance hall leading to the spacious kitchen/ dining room. The modern fitted kitchen offers a range of base and wall cupboards, electric oven with gas hob and extractor hood over, space for undercounter appliances. The area 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 two bedrooms with the principle bedroom having an en-suite shower room equipped with an electric shower over the bath, wash hand basin and W.C. Stairs rise to the second floor accommodation which comprises two further bedrooms which offer far reaching views. There is a useful additional bathroom which has a pannel bath, low level W.C. and wash hand basin.





## STEP OUTSIDE

The outside of the property has off road parking, garage and garden with side access. To the rear of the property you will find the enclosed south-westerly facing garden. Comprised of paved patio area extending onto a lawned garden, flanked by wooden fencing. This pretty garden offers privacy to quietly enjoy the views towards Bloreng mountain but also has excellent practical features which include a useful side access gate. To the front of the property there is off road parking for one vehicle and access to a detached garage.

## 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.

## 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.

## GUIDE PRICE

£375,000

## TENURE

Freehold.

## TITLE

The house is registered under Title Number CYM563348 – a copy of which is available from Parrys.

## 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.

## ENERGY PERFORMANCE RATING

C

## SERVICES

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

Broadband:

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

Mobile:

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

## LOCAL AUTHORITY

Monmouthshire County Council.

## COUNCIL TAX

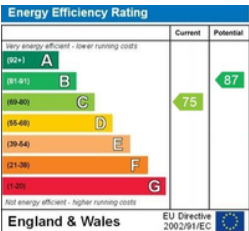
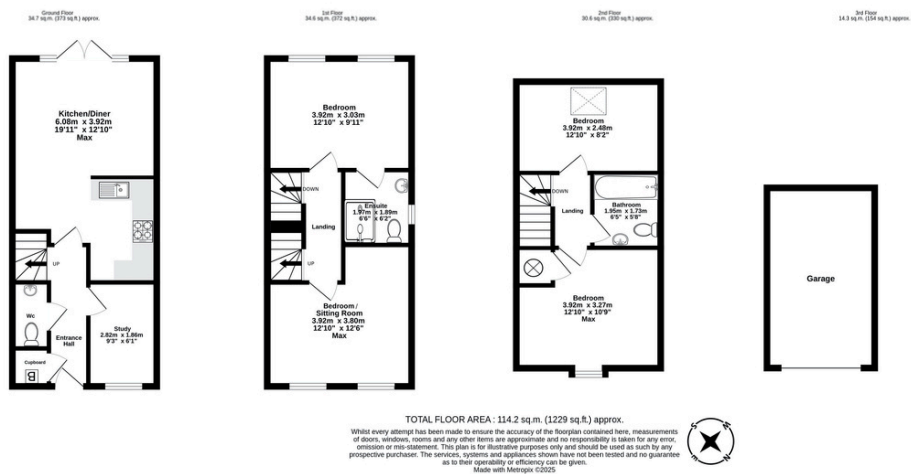
Band - E. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

## AGENT'S NOTES

Not to construct or permit the construction of any buildings or erections on the property other than those within class C3 of the Town and Country Planning (Use Classes) Order 1987.

Not to park, leave or deposit or allow to be parked left deposited on any part of the land any commercial vehicle, trailer or commercial machinery.

The property shall not be used for commercial use.







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