



17 COMPANY FARM DRIVE

LLANFOIST | ABERGAVENNY | MONMOUTHSHIRE | NP7 9QF

17 Company Farm Drive

Built in 2012 by 'Barratt Homes', this modern family home forms part of a small development of similar properties in the sought-after village of Llanfoist. This spacious property offers accommodation over three floors and benefits from a south facing low maintenance rear garden.

- Well-presented semi-detached house
- Three bedrooms, principal with en-suite
- Open-plan kitchen/dining room
- First floor lounge with views of surrounding countryside
- South-facing low maintenance garden
- Close to amenities and transport links

STEP INSIDE

The property briefly comprises: a welcoming entrance hall with doors leading to a room currently used as a study but could be used as a snug / playroom with windows overlooking the front, a useful storage cupboard and W.C. To the rear of the property is the open plan kitchen / dining room with south facing French doors which lead to the rear garden and flood the room with natural light. The kitchen is fitted with a good range of modern base and wall cupboards complemented with light wood-effect worksurfaces and upstands. There is ample space for freestanding appliances, a built-in oven with 4-ring gas hob and extractor unit overhead.

Stairs rise to the first floor which comprises the principal bedroom with modern en-suite shower room, sitting room to the rear offering views over open countryside. A further staircase rises to the second floor to a good-sized double bedroom with built-in cupboard, a modern family bathroom and a single bedroom with similar delightful views towards countryside and the Bloreng mountain.





STEP OUTSIDE

The property is approached via a pathway to the front door which continues down the side of the house leading to the garden. The property has two allocated parking spaces to the front. Comprising mainly gravel and stone patio, the south facing low maintenance garden is perfectly orientated for long, sunny days to enjoy the views. A large wooden shed provides excellent storage and there is wooden fence with access to the side of the house. Decorative metal railings at the rear open to a further gravel terrace.

LOCATION

The property is situated in the sought-after village of Llanfoist on a popular residential development. Llanfoist has a Waitrose, restaurants, public houses and a well-regarded primary school within walking distance. Just over the 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. Continue to the end of the cul-de-sac and property can be found directly ahead.

SERVICES

Mains electricity, gas, water and drainage. Gas-fired central heating.

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

Mobile: Three and EE are likely to be limited indoors, 02 and Vodafone are likely indoors. EE, Three, 02 and Vodafone likely outdoors. Please make your own enquiries via Ofcom.

ASKING PRICE

Guide Price £325,000

TENURE

Freehold

ENERGY PERFORMANCE RATING

C. To view the full EPC please visit www.gov.uk

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

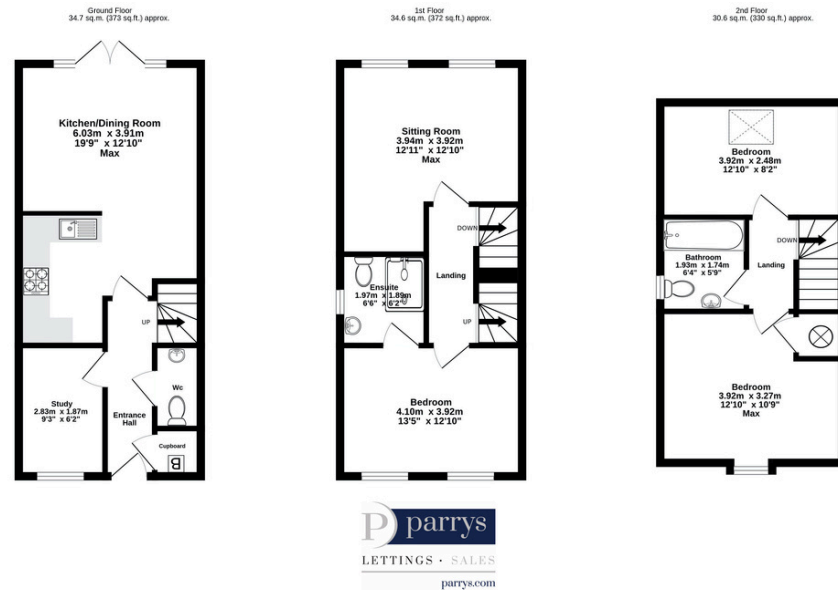
Band - E. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

TITLE

The house is registered under Title Number CYM609136 – a copy of which is available from Parrys.

AGENT'S NOTES

Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.

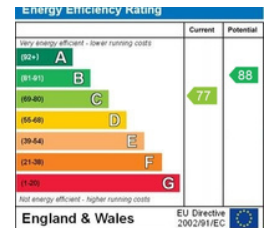


TOTAL FLOOR AREA: 99.9 sq.m. (1075 sq.ft.) approx.

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.
Made with Metrepack i3025



Scan to view video of the house





PRINTED ON SUSTAINABLE PAPER
PLEASE RECYCLE AFTER USE



@parrys.com #puttingdownroots #ParrysHappy

21 Nevill Street, Abergavenny NP7 5AA | Tel: 01873 858990 | abergavenny@parrys.com

P parrys
Ahead of the curve