



10 STEELE CRESCENT

LLANFOIST | ABERGAVENNY | MONMOUTHSHIRE | NP7 9QD

10 Steele Crescent

A well presented four bedroom detached home located on a popular residential development in the village of Llanfoist on the outskirts of Abergavenny. It is conveniently located for ease of access to a wealth of local amenities including the local primary school, Waitrose supermarket and Abergavenny town centre. The property is presented in neutral tones and offers generous accommodation throughout. The enclosed rear garden is low maintenance and the property benefits from a garage and off-road parking.

- Modern four bedroom house in popular residential area
- Spacious open plan kitchen / dining and garden room
- room
- Separate sitting room and further reception room / study
- Principal bedroom with en-suite
- Garage and off road parking



STEP INSIDE

The property briefly comprises: a welcoming entrance hall leading to the spacious reception room with feature gas fire. The high gloss tiled floor from the entrance hall flows through to the modern fitted kitchen / dining room which has a range of base and wall cupboards, built in electric oven and separate gas hob with extractor hood over, built in fridge freezer and tiled splashbacks. To the side there is a utility room with space for undercounter appliances and a door leading to the rear garden. From the kitchen double doors lead to the garden room which is south facing flooding the room with natural light. There is a further sitting room to the front of the property which could also be used as a study. A WC, with useful storage cupboard completes the ground floor.

Stairs rise to the first floor landing, where there are three double bedrooms and a single. The principal bedroom has useful built in wardrobes and an en-suite shower room. The second double bedroom also benefits from built in storage. The main family bathroom is equipped with a bath, separate shower, wash hand basin and W.C.



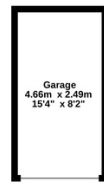


STEP OUTSIDE

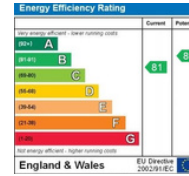
The front of the property has an enclosed flagstone courtyard with wrought iron railings. To the side of the house is driveway parking for several vehicles and access to the single garage. A gate to the side leads to the low maintenance rear courtyard garden which has several seating areas and a raised bed to the rear with mature shrubs providing shaded areas and privacy. A garden shed is also included.

LOCATION

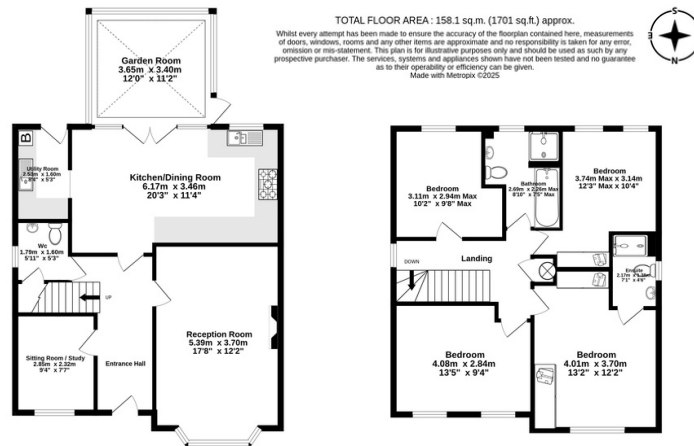
The property is conveniently located in the village of Llanfoist which has a Waitrose, restaurants, public houses, a village hall and a well-regarded modern primary school within walking distance. Just over the river bridge is the historic town of Abergavenny offering a wide range of amenities including 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



Ground Floor
91.5 sq.m. (985 sq.ft.) approx.



1st Floor
66.5 sq.m. (716 sq.ft.) approx.



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.

ASKING PRICE

Offers in Excess of £450,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

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

SERVICES

We are advised that the property is connected to mains electricity, gas, water and drainage.

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

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

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

Band - F. 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 CYM647904 - a copy of which is available from Parrys.

AGENTS 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.

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 and then take the first right into Steele Crescent.



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