



40 ELM DRIVE

LLANELLEN | ABERGAVENNY | MONMOUTHSHIRE | NP7 9HW

40 Elm Drive

A well maintained and presented four bedroom detached property located in established development in the sought after village of Llanellen, which lies just over three miles to the south of the historic town of Abergavenny. Situated in a corner plot with gardens to the front and rear, off road parking and a single integral garage this property offers versatile living accommodation which is of a generous size.

- A well maintained detached spacious family home
- Well-proportioned accommodation including four bedrooms and three reception rooms
- In the popular and sought after village of Llanellen
- Corner plot with front and rear gardens
- Integral garage and driveway parking

STEP INSIDE

The accommodation comprises to the ground floor: an entrance hall with doors off to the principal rooms, stairs to the first floor and an understairs cupboard. A large sitting room with a picture window overlooking the front garden and glazed double doors leading through to the open plan kitchen/dining room. From here there are sliding patio doors into the conservatory which is centrally heated and has a door to the rear garden. A utility room can be found off the kitchen with a door leading to the rear garden. To the front of the property another reception room can be found which is currently being used as an office and a downstairs cloakroom. To the first floor are four bedrooms and a modern family bathroom which has a bath and separate shower.





STEP OUTSIDE

To the front of the property is a driveway which provides off road parking for several cars, access to the integral garage and a lawned area with mature shrubs to the side. A side gate provides access to the rear garden where a paved patio area wraps around from the rear of the property down the side giving plenty of options for seating to take in all aspects of the garden. The lawn is bordered by mature shrubs and offers beautiful views over the surrounding countryside.

LOCATION

The property is in a convenient location in the village of Llanellen which has a Church, village hall and a bus route with limited service. The village of Llanellen lies just over three miles to the south of the border of the historic town of Abergavenny with the Monmouthshire and Brecon Canal passing through the village and is within easy access of the A4042 which in turn links to the A40 and A449 and the M4/M5 and M50 motorway networks. A main line railway station can be found in Abergavenny as can a wide range of amenities including shops, doctors, dentists, first class restaurants and public houses, bus station, places of worship, cinema, leisure centre and theatre as well as the remains of a Norman castle.

DIRECTIONS

Proceed south from Abergavenny on the A4042 towards Llanellen. Go over the stone hump-back bridge and take the next turning right by the village hall. Proceed to the next junction and again turn right. Take the next turning left into the village of Llanellen and continue to the first turning left onto Elm Drive. Continue past the turning left for Ash Grove, bearing right. The property is situated in the corner on the left-hand side.

ASKING PRICE

Guide Price of £475,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

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SERVICES

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

Broadband:

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

Mobile:

EE, Three, O2 and Vodaphone limited indoors but 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

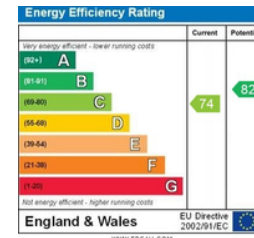
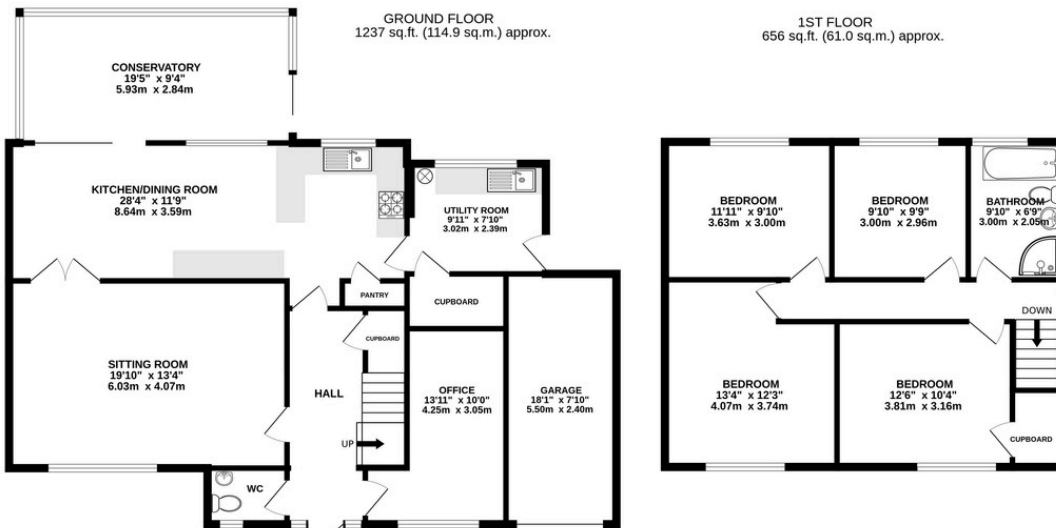
The house is registered under Title Number WA921457 - a copy of which is available from Parrys.

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.

AGENTS NOTES - CONSUMER PROTECTION REGULATIONS

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TOTAL FLOOR AREA: 1893 sq.ft. (175.9 sq.m.) 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.



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