



Johns Houses, Llanelly Hill NP7 0PS

- EPC Rating: Awaited
- Council Tax E
- Semi Detached
- Four Bedrooms
- Scenic Views





About The Property

Waenllapria, located in the semi-rural setting of Llanelly Hill, Abergavenny, is a charming semi-detached home featuring four bedrooms and exceptional views. The property boasts a spacious wrap-around garden, a detached garage, and off-road parking, making it perfect for family living.

Property Ref:EBV100152 - 0004

Accommodation

Entrance Hall

2' 6" x 5' 9" (0.76m x 1.75m)

Sitting Room

Conservatory

21' 9" x 12' 7" (6.63m x 3.84m)

9' 8" x 9' 8" (2.95m x 2.95m)

Dining Room

Bedroom One

9' 8" x 14' 7" (2.95m x 4.45m)

10' 4" x 14' 4" (3.15m x 4.37m)

Kitchen

Bedroom Two

14' 7" x 13' 4" (4.45m x 4.06m)

14' 7" x 9' 8" (4.45m x 2.95m)

Utility Room

Bedroom Three

6' 2" x 6' 8" (1.88m x 2.03m)

9' 8" x 12' 1" (2.95m x 3.68m)

Wc

Bedroom Four

11' 8" x 12' 1" (3.56m x 3.68m)

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.