



2 COED Y BRENIN

LLANTILIO PERTHOLEY | ABERGAVENNY | MONMOUTHSHIRE | NP7 6PY

P parrys
Ahead of the curve

WELCOME TO 2 COED Y BRENIN

An exceptionally well presented modern family home, set within a small development on the outskirts of Abergavenny. Offering surprisingly spacious accommodation arranged over three floors, the property combines contemporary living with practicality and comfort. To the front, there is off road parking, while the private rear garden provides an ideal space for outdoor entertaining.

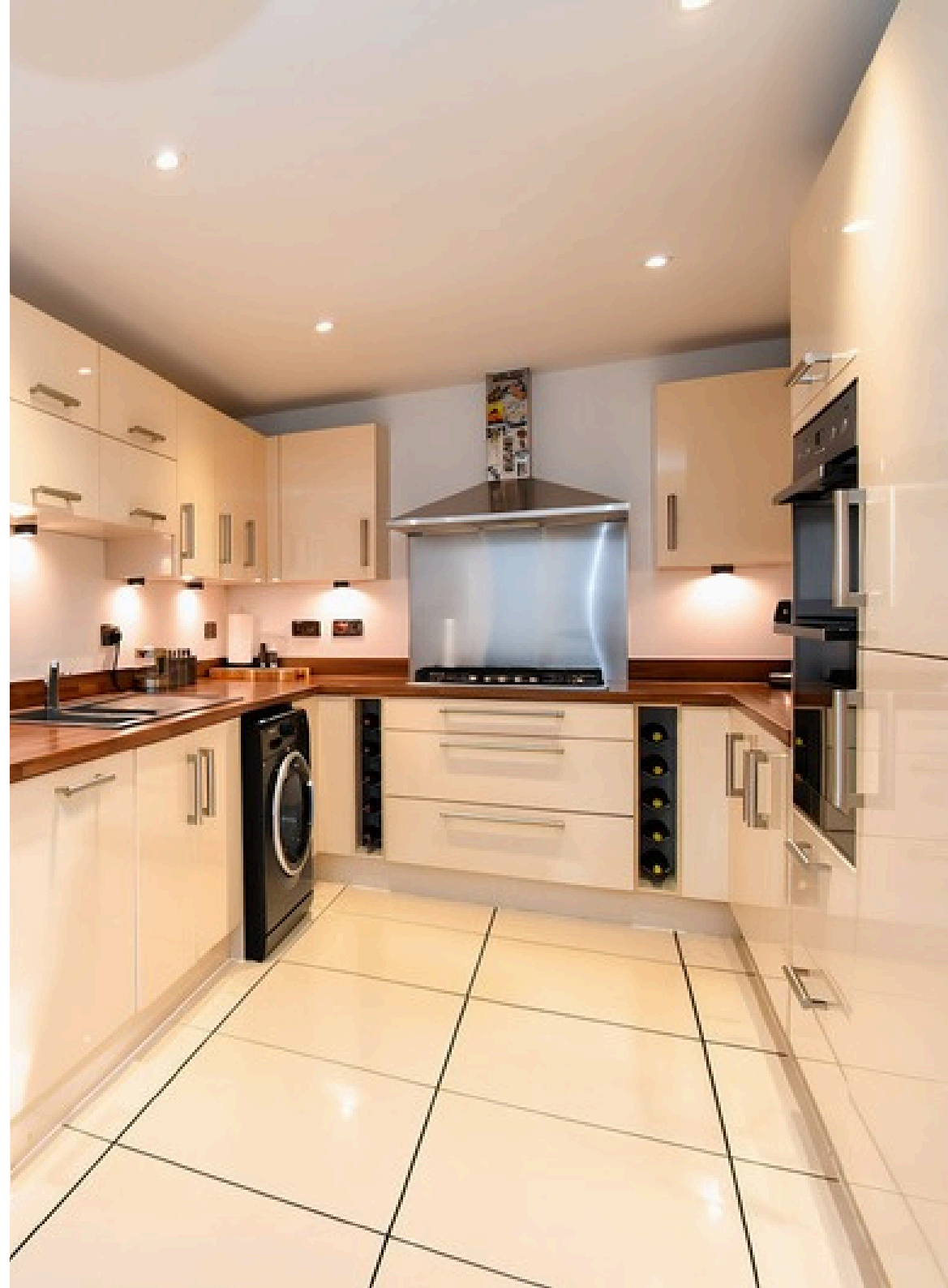
KEY FEATURES

- Beautifully presented, spacious modern family home
- Spacious accommodation over 3 floors
- 5 bedrooms, 2 of which are ensuite
- Separate garage and driveway parking
- Built in 2012 by award winning developers, Linden Homes
- Situated on a small development on outskirts of Abergavenny



GROUND FLOOR

This modern detached home is thoughtfully arranged for family living. Stepping into the entrance hall, you are immediately greeted by a sense of space, with doors leading to the principal ground floor reception rooms. The contemporary kitchen area provides room for a table and chairs and features a comprehensive range of base and wall units, finished in a stylish combination of light cabinetry and contrasting dark wood effect worksurfaces. A window to the front allows natural light in, enhancing the clean, modern design. A further reception room offers flexibility, ideal as a snug, study or playroom depending on needs. To the rear of the home, the sitting/dining room spans the full width of the home, creating a superb space with French doors opening directly onto the rear patio, perfect for indoor outdoor living. A useful understairs storage cupboard and a ground floor WC complete the ground floor.









FIRST AND SECOND FLOOR

The first floor offers a well appointed principal bedroom suite, complete with a dressing room and a modern en-suite shower room. Two further bedrooms provide comfortable family accommodation on this level, served by a modern family bathroom.

The second floor features two additional bedrooms, creating superb flexibility for larger families, guests or home working. One of these enjoys its own en-suite shower room.

















OUTSIDE

The front of the property benefits from excellent parking which offers flexibility. Featuring a private driveway that leads to a garage, complemented by a completely separate, dedicated off street parking space to the side of the house, perfect for guests or a multi vehicle household. The rear garden features a patio area adjoining the house, perfect for outdoor dining, with steps leading up to the lawned area.

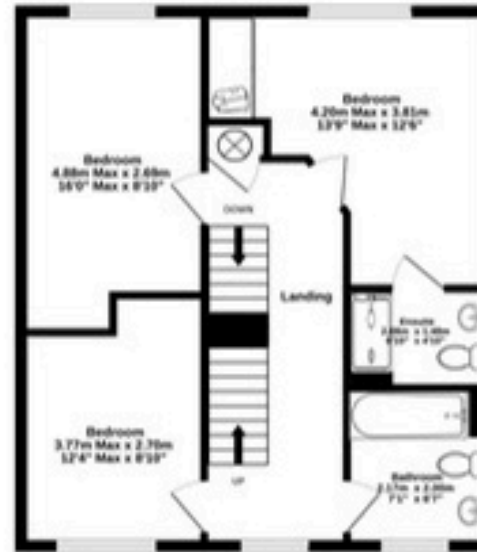




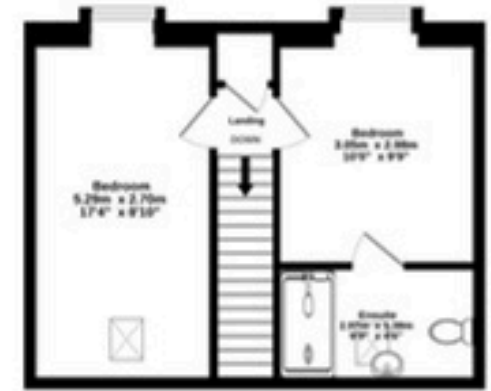
Ground Floor
71.2 sq.m. (766 sq.ft.) approx.



1st Floor
54.1 sq.m. (583 sq.ft.) approx.



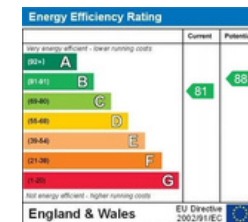
2nd Floor
34.9 sq.m. (375 sq.ft.) approx.



TOTAL FLOOR AREA : 160.2 sq.m. (1724 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.

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LOCAL AREA

Llantilio Pertholey is approximately 1.8 miles from Abergavenny town which offers a wide range of amenities including supermarkets, individual shops, banks, doctors, dentists, library, cafes, restaurants, post office, schools and local general hospital. The town has a leisure centre with indoor swimming pool, a theatre and a cinema and Abergavenny and the surrounding area is now well known for its many high quality restaurants and food producers and hosts a popular Food Festival twice a year along with a number of other events throughout the year. Abergavenny has good road and rail links for commuting. There is easy access from the property to the A465 (for Merthyr and Hereford) and A40/A449 linking to the M4, M5 and M50 for London, Cardiff, Bristol and the Midlands. Abergavenny has a main line railway station.

DIRECTIONS

From Abergavenny take the Hereford Road out of town towards Mardy. Pass through Mardy and shortly before reaching the A465 the new development of Coed y Brenin will be found on your right-hand side. Turn into the development and bear left. The property can be found immediately on your right hand side.

What 3 Words: [///curiosity.enjoys.culminate](#)



INFORMATION

Asking Price: Offers in Excess of £450,000

Local Authority: Monmouthshire County Council.

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

EPC Rating: F. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Services: We understand that there is mains electricity, gas and water connected to the property. There is a sewerage treatment plan in place with Woodlands Abergavenny.

Broadband: Full fibre broadband is available to order subject to providers terms and conditions. Please make your own enquiries via Openreach.

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

Title: The house is registered under Title Number CYM659100 – a copy of which is available from Parrys.

Agent's Notes: All properties in the area pay an annual fee towards the sewerage treatment plan and communal areas.
Not to be used for any purpose other than a private dwelling.
No large commercial vehicles are to be parked at the property.
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.



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