



Christie Residential

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221

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Midfield,
Penperlleni
£295,000

- ♥ Semi-Detached House
- ♥ Three Bedrooms
- ♥ No Onward Chain
- ♥ Extended





About this property

A smartly presented three-bedroom semi-detached home, situated in the highly sought-after village of Penperlleni, approximately six miles from the thriving market towns of Abergavenny and Usk, and less than four miles from Pontypool and its rail links. The well-proportioned accommodation comprises an entrance porch, welcoming hallway, spacious living/dining room with patio doors opening onto the rear garden, and a fitted kitchen. The property has been extended to provide a useful utility room and ground floor WC. To the first floor are two double bedrooms and a single bedroom, with built-in wardrobes to bedrooms one and two, along with a family bathroom. Externally, the property benefits from a driveway providing off-road parking for up to three vehicles, together with a single garage featuring light, power and an electric roller door. The rear garden enjoys a delightful southerly aspect and has been designed for low-maintenance living, with decking creating an ideal space for outdoor entertaining. The property was re-rendered in 2024 and the double glazed windows have also been replaced in recent years. Offered to the market with no onward chain.

About the location

Penperlleni, also known locally as Goytre, is a popular village community set approximately midway between Abergavenny, Cwmbarn and Usk. Village amenities include the well regarded primary school, a convenience store, doctors' surgery and a welcoming public house. The historic market town of Abergavenny provides a broader range of facilities with supermarkets, hospital, secondary school, a variety of retail options and restaurants. Abergavenny, is world renowned for its Food Festival which brings the UK's best chefs and culinary experts to the town every September, and there are also a range of cultural options including the Borough Theatre. Abergavenny's railway station provides easy commuter access to Newport, Cardiff and Bristol while there are also excellent road links via the A40/A449 to the M4, M5 and M50.

Directions

From Abergavenny take the A4042 towards Pontypool, passing through Llanover and onto Penperlleni after about 6 miles. At the Goytre Arms pub turn left and then left again into Fairfield. Follow the road and take the next left (also Fairfield). Take the first right signposted Midfield and carry on almost to the end of the road and the property is on the right hand side.

USEFUL information

COUNCIL TAX: Band D. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 80 mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

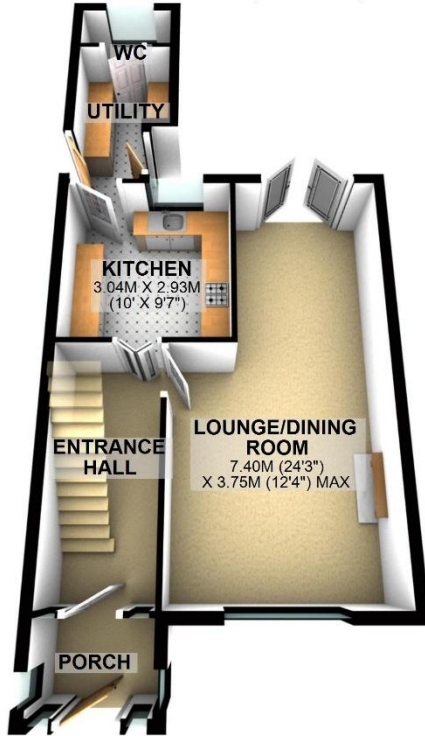
VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

Consumer Protection from Unfair Trading Regulations 2008.

Please be aware that neither **Christie Residential** nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, **Christie Residential** have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via **Christie Residential**, as owners' agents.

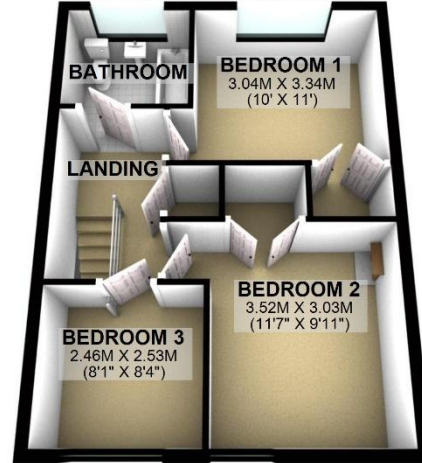
GROUND FLOOR

APPROX. 50.9 SQ. METRES (547.9 SQ. FEET)



FIRST FLOOR

APPROX. 43.4 SQ. METRES (467.5 SQ. FEET)



TOTAL AREA: APPROX. 94.3 SQ. METRES (1015.4 SQ. FEET)



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