



Christie Residential

YOUR HOME, HANDLED WITH CARE

Coopers Way, Llanfoist,
Abergavenny

£535,000

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About this property

An exceptionally well-presented four-bedroom detached family home, situated in a popular residential development in Llanfoist near Abergavenny. This impressive property provides spacious and versatile accommodation arranged over two floors, designed with modern family life in mind. The welcoming entrance hall leads into a bright triple-aspect living room, where a large bay window and French doors make the most of the outlook and provide direct access to the garden. At the heart of the home is the impressive open-plan kitchen and dining room, creating a sociable space for everyday family life and entertaining. The kitchen is fitted with a comprehensive range of contemporary units and integrated appliances, while, again, French doors open directly onto the garden. The ground floor accommodation is completed by a separate utility room, ground floor cloakroom and study. Upstairs, there are four well-proportioned double bedrooms. The dual-aspect principal bedroom benefits from fitted wardrobes, views towards the Blorenge and a modern en-suite shower room. Bedroom two is also dual aspect and has fitted storage, while bedrooms three and four provide further flexible accommodation, with bedroom four enjoying views over the garden. A well-appointed four-piece family bathroom completes the first floor. The property enjoys a south-facing rear garden which includes a terrace immediately adjoining the house, lawn and established planted borders. It enjoys a good degree of privacy and provides a lovely setting for relaxing and entertaining, with the Blorenge forming an impressive backdrop. In addition, electric gates to the rear lead to a tarmac driveway providing parking for several vehicles, together with an attached garage. The owners have also installed an EV charging point. This is a well-presented and thoughtfully designed family home, combining generous accommodation, attractive outdoor space and an enviable setting close to a wealth of local amenities including Waitrose, the local primary school and Abergavenny town centre.

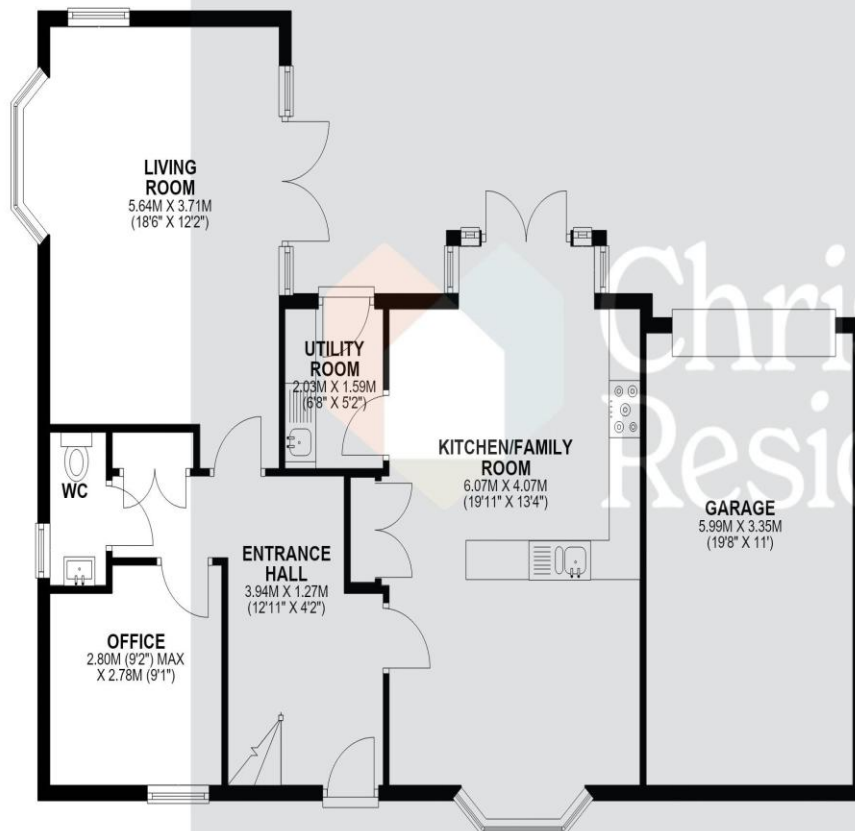
A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenge and the Sugar Loaf mountains, Abergavenny is known as the 'Gateway to Wales'. It is situated twelve miles from the English border and just south of the Black Mountains in the Brecon Beacons National Park. Steeped in history Abergavenny was originally a Roman Fort then a medieval walled town. It is now a market town with arguably more life than nearby Usk and Monmouth. It offers a wide range of amenities with major supermarkets, popular bi-weekly market, a high street comprising of recognised chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. Abergavenny, is world renowned for its Food Festival which brings the UK's best chefs and culinary experts to the town every September. Its location means that Abergavenny acts as the major transport hub for the area. The railway station allows easy access to anywhere on the rail network. The A465, Heads of the Valleys Road is one mile out of town with the M50 / M4 a further 25 minutes away.





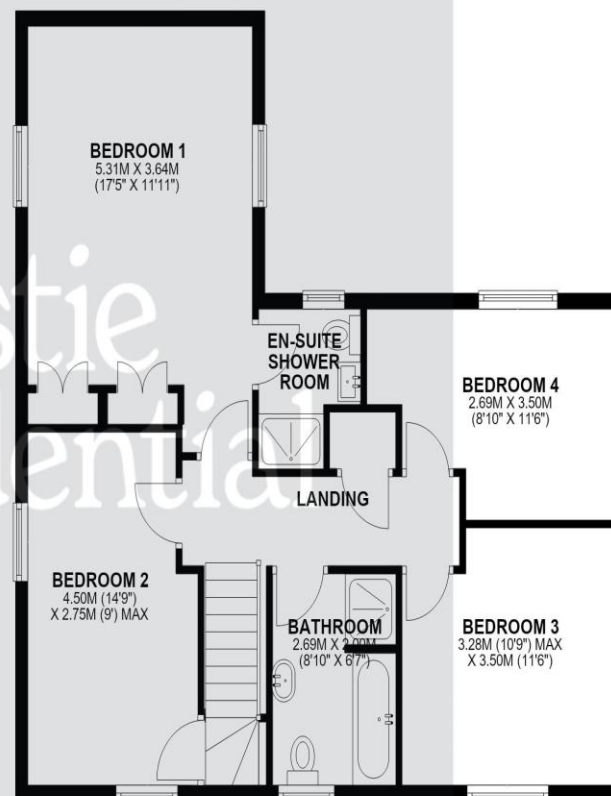
GROUND FLOOR

APPROX. 89.4 SQ. METRES (962.6 SQ. FEET)



FIRST FLOOR

APPROX. 71.8 SQ. METRES (772.6 SQ. FEET)



TOTAL AREA: APPROX. 161.2 SQ. METRES (1735.2 SQ. FEET)



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

Leave Abergavenny on the Merthyr Road crossing the River Usk, take the first left at the roundabout then left at the traffic lights into Cooper's Way (opposite Waitrose). The What3Words reference is [///villager.orchids.cards](https://www.what3words.com/villager.orchids.cards).

USEFUL information

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

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach/Ogi) with an estimated maximum speed of 1800 mbs. 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.