



Estate Agents

Taylor & Co

Abergavenny

Maes Y Llwyn

Llanfoist, Abergavenny NP7 9DX

Asking Price  
£359,950

# Maes Y Llwyn

Llanfoist, Abergavenny, Monmouthshire NP7 9DX

Three bedroomed detached family home in a cul-de-sac setting | Two bath / shower rooms, one of which is en-suite  
Triple aspect living room, kitchen and open plan dining room | Westerly facing garden enjoying a view of the Bloreng  
Walking distance to the highly regarded Llanfoist Primary School and a small children's play area  
On the fringe of the Brecon Beacons National Park with pathways to the Bloreng, River Usk and the Monmouthshire & Brecon Canal all close-by  
Village Hall with sports facilities and Waitrose Supermarket nearby, under 1 mile from the town centre of Abergavenny  
NHBC guarantee until October 2033

**This attractive three bedroomed detached family home is ideally positioned in a cul-de-sac setting in the hugely popular village of Llanfoist, on a newly established residential development with the favoured Llanfoist Primary School and a play area just a few minutes' walk away. On the fringe of the development, this home enjoys a south westerly facing garden with views towards the Bloreng from a paved sitting area.**

**Offering a well-planned layout that will suit a range of buyers, the central hallway leads to a triple aspect living room with French doors opening to the garden. An open plan dual aspect kitchen/diner is a great space for cooking, working and relaxing in. The three bedrooms on the first floor comprise a principal bedroom with a modern en-suite shower room and two further bedrooms (one double and one single), served by a white bathroom suite with a shower over the bath, plus there is a cloakroom on the ground floor.**

**A driveway to the side of the house provides off street parking for up to three vehicles.**

**SITUATION** | In an ideal position within walking distance of the highly regarded Llanfoist Fawr Primary School plus slightly further, Llanfoist Village Hall which offers a variety of sports facilities including tennis courts, children's play area and several indoor activities. This family home is under one mile from the

centre of Abergavenny with Castle Meadows, the Monmouth to Brecon Canal and the River Usk all close-by plus easy access to a nearby Waitrose Superstore with John Lewis at Home section and road links to the railway station, bus station and the national road network. The area is particularly well served with schools for all ages in the public sector, including King Henry VIII High School and Ysgol Gymraeg y Fenni, the Welsh Medium primary school.

The area is internationally favoured as a foodie haven as well as an ideal base for professional and amateur leisure pursuits. For those seeking longer walks, there are pathways leading to the summit of Bloreng Mountain nearby from which colourful hang gliders may be observed.

For comprehensive leisure and shopping amenities, the town centre boasts many individual boutique style shops, eateries and restaurants, grocery and newsagent stores, supermarkets, and many well-known high street shops.

Abergavenny also hosts a market several times a week. The town has its own cinema and leisure centre as well as several eateries for evening entertainment. Abergavenny railway station is approximately two miles away whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Bristol, Cardiff, and west Wales and further afield to the M4 and the Midlands.

## ACCOMMODATION

**RECEPTION HALL** | Entered from the front via a composite double glazed door with letterbox, radiator, laminate flooring, carved timber dado rail, wall mounted digital central heating thermostat, telephone point, hat and coat hooks, staircase to the first floor.

**CLOAKROOM** | Fitted with a modern suite in white with chrome fitting and including a low flush toilet with push button dual flush cistern, pedestal wash hand basin with mixer tap and tiled splashback, chrome ladder style radiator/towel rail, frosted double glazed window to the rear, ceiling mounted extractor fan, storage alcove under the staircase.

**KITCHEN / DINING ROOM** | An attractively fitted kitchen area fitted with a matching range of modern floor and wall units incorporating drawers and cupboards with contrasting worktops and tiled splashback. Inset one and a half bowl single drainer sink unit with mixer tap, integrated electric oven and four ring gas hob with stainless steel splashback and cooker hood over, integrated fridge/freezer and washing machine with matching décor panels, inset ceiling downlighters, laminate flooring, ceiling mounted mains operated smoke alarm, radiator, space and plumbing for washing machine, double glazed windows to the front and rear both with fitted venetian blinds, wall cupboard housing a 'Vaillant' gas fired central heating boiler.

**SITTING ROOM** | Large double glazed bay window with outlook to the side, double glazed French doors opening to the rear garden, laminate flooring, two ceiling lights, two radiators, double glazed window to the front.

### **FIRST FLOOR**

**LANDING** | Incorporating the staircase from the ground floor with carved timber balustrade, loft access hatch, built in airing cupboard housing a radiator and linen shelving, ceiling mounted mains operated smoke alarm.

**BEDROOM ONE** | Including a wood panelled accent wall, laminate flooring, radiator, wall mounted digital central heating thermostat, television aerial point, door to:

**EN SUITE** | Fitted with a modern suite in white with chrome fitting and comprising a large fully tiled walk in shower area with chrome thermostatic shower unit, low flush toilet with push button dual flush cistern, pedestal wash hand basin with mixer tap, complementary tiling around the sanitaryware, frosted double glazed window to the rear, inset ceiling downlighters and extractor fan, chrome ladder style radiator/towel rail.

**BEDROOM TWO** | Double glazed window to the front, wood panelled accent wall, laminate flooring, radiator.

**BEDROOM THREE** | Double glazed window to the side, radiator, laminate flooring.

**FAMILY BATHROOM** | Fitted with an attractive three piece suite in white with chrome fittings and including a panelled bath with mixer tap and tiled surround, pedestal wash hand basin with mixer tap and tiled splashback, low flush toilet with push button dual flush cistern, chrome ladder style radiator/towel rail, electric shaver point, inset ceiling downlighters and extractor fan, frosted double glazed window to the front.

### **OUTSIDE**

The property stands on a corner plot at the end of a cul de sac with lawned open plan gardens to the front and side plus a paved pathway leading up to the front entrance door with storm canopy above.

From the house the rear garden opens onto a riven paved patio area and the garden is entirely enclosed by brick walling with an entrance gate opening onto the parking area. The remainder of the garden is laid with easy maintenance artificial lawn and includes a variety of raised flower beds. The **parking area** is finished in tarmac and provides space for up to three vehicles.



### **GENERAL**

**Tenure** | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

**Maintenance Fee** | Approx £360 Per Annum

**Services** | Mains Electric, water, drainage and gas are connected to the house.

**Council Tax** | Band E (Monmouthshire County Council)

**EPC Rating** | Band B

**Flood Risk** | Low flood risk from rivers or surface water according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Number CYM899550. There are restrictive covenants associated with the property, for further details, speak to the Agent.

**Local planning developments** | The Agent is/is not aware of any planning developments in the area which may affect this property.

**Broadband** | Full fibre broadband connection is available to the property. According to Openreach.

**Mobile network** | Limited indoor for 02. Three, EE, Vodafone have good indoor coverage.

**Viewing Strictly by appointment with the Agents**

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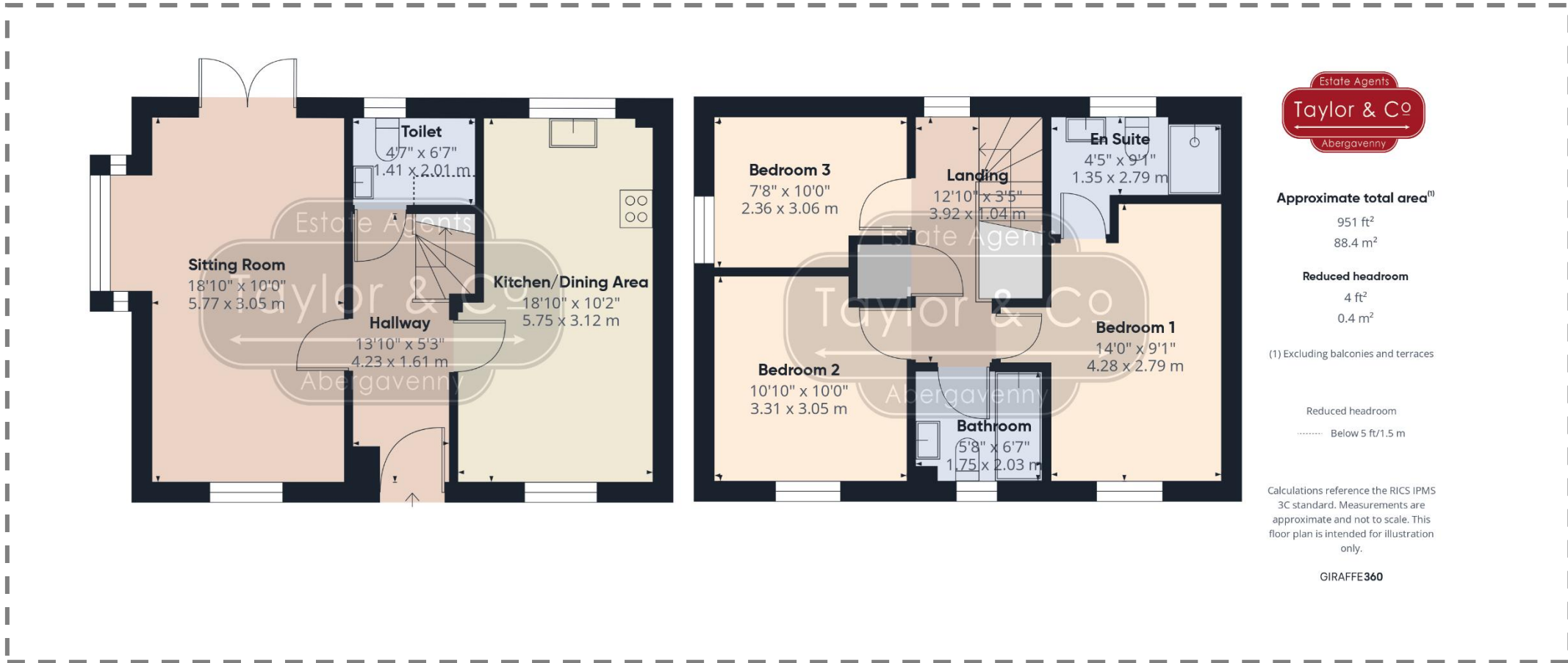
**Reference** AB526







# Floorplan



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