



Company Farm Drive
Llanfoist, Abergavenny NP7 9QA

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£565,000

Company Farm Drive

Llanfoist, Abergavenny, Monmouthshire NP7 9QA

Highly favoured established residential development constructed by Messrs David Wilson Homes | Occupying a small private courtyard nook in a cul-de-sac
Enviably positioned with views across adjoining fields towards the Little Skirrid and Abergavenny Castle | Walking distance to Waitrose Hypermarket with John Lewis at Home Department
Close proximity to Llanfoist Primary School and good links to King Henry VIII All-through School | Easy access for local and national road network
Energy efficient home | Four bedrooms, two bathrooms including en suite to principal bedroom
Three reception rooms, kitchen with granite worktops, integrated appliances & separate utility room | All year round conservatory with large, glazed roof dome & underfloor heating
Double detached garage and driveway | Garden with sun terrace and wonderful countryside outlook

Affording fine views across adjoining countryside towards the Little Skirrid and Abergavenny Castle, this four bedroomed detached family home occupies a courtyard setting within a cul-de-sac on a favoured established residential development. Nestled away from the road, this family residence is perfectly positioned amongst similar large executive style homes and enjoys a generous corner position with a larger than average garden, and a double detached garage with double driveway and an EV charging point.

Entered through a central hallway, this double fronted home is arranged over two floors and is designed with everyday life in mind, being well proportioned with a good balance of reception rooms and bedroom accommodation. Neutrally presented, this home has a fabulous centrepiece all year round conservatory complete with underfloor heating, a large glazed domed roof with spotlights inset, and bi-fold doors opening onto a limestone sun terrace. The conservatory has doors to either side into a dual aspect living room with a bay window and a large sliding patio door offering expansive countryside views; plus, to the other side, into a contemporary kitchen which is fitted with hi-gloss cabinets complemented by contrasting granite worktops, integrated Whirlpool appliances, and ceramic flooring, and an adjoining utility room. There are two further reception rooms, currently arranged as a dining room and a study, plus a cloakroom on the ground floor.

Upstairs, the first floor is equally well appointed and features a dual aspect principal bedroom with en-suite and a large sliding door overlooking the adjoining field, affording great views to wake up to. There are three further bedrooms and a modern four piece family bathroom suite.

Other benefits include the wide variety of local state primary and secondary schools in the area: King Henry VIII, Llanfoist Primary, Cantref & Ysgol Gymraeg Y Fenni, as well as in the private sector: Hereford Cathedral, and Haberdashers Monmouth. All this combined... generous accommodation, desirable setting and excellent family credentials... creates for a wonderful home that is ready to be enjoyed as soon as you step through the door.

SITUATION | Within walking distance of the Waitrose Superstore with John Lewis at Home section, Castle Meadows, the Brecon to Monmouthshire Canal and the River Usk plus easy access of road links the railway station, bus station and the national road network, this family home is situated approximately one mile from the centre of Abergavenny. The area is particularly well served with schools for all ages, including the highly regarded Llanfoist Fawr Primary School and for secondary education, King Henry VIII can be found in the centre of town.

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 Blorenge Mountain 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 Cwmbran, Cardiff and Merthyr Tydfil and further afield to the M4 and the Midlands.

ACCOMMODATION

The accommodation in brief comprises:

GROUND FLOOR

Entrance hallway
Cloakroom
Dual aspect living room
Dining room
Dual aspect study
Kitchen plus separate utility room
All year round conservatory

FIRST FLOOR

Landing
Dual aspect principal bedroom with en-suite
Dual aspect bedroom two
Bedroom three
Bedroom four
Four piece family bathroom suite

OUTSIDE

FRONT | The house is set back from the roadside and is approached via a courtyard which leads to the front door. A driveway provides off street parking and access to:

DETACHED DOUBLE GARAGE | 19' 8" X 17' 6"
Two up and over doors, power and lighting.

A side gate leads from the front to:

REAR GARDEN | Occupying a larger than average plot and providing long distance views across the adjoining field towards the Little Skirrid and Abergavenny in the distance, the garden has a deep and broad limestone patio which adjoins the back of the conservatory providing a delightful area to admire the view. The garden is predominantly lawned with a mature fruit tree to one corner.

GENERAL

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

Services | Mains gas, electric, water and drainage are connected to the property.

Council Tax | Band G (Monmouthshire County Council)

EPC Rating | Band C

Flood Risk | No flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number CYM577914.

There are restrictive covenants associated with the property, for further details, speak to the Agent.

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

Broadband | Fibre connection available to the property according to Openreach.

Mobile networks | According to Ofcom, 02, Three, EE, Vodafone provide indoor coverage.

GARDEN



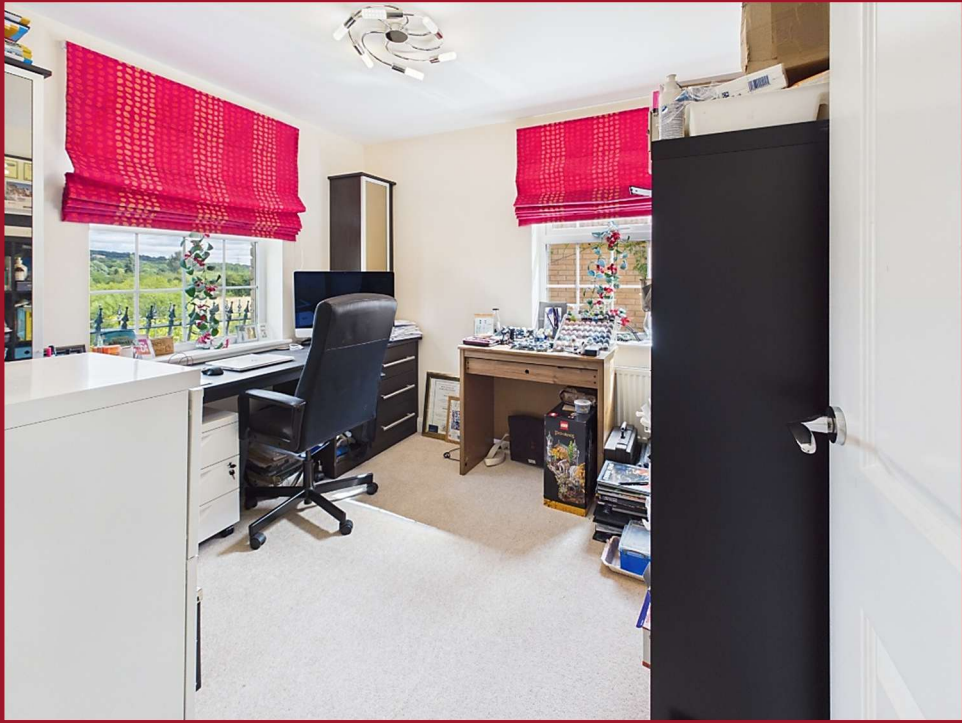
Viewing Strictly by appointment with the Agents
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Reference AB24

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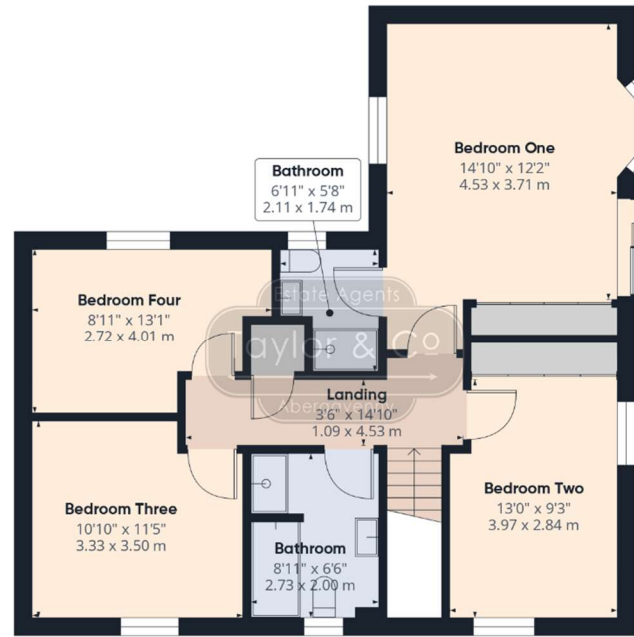
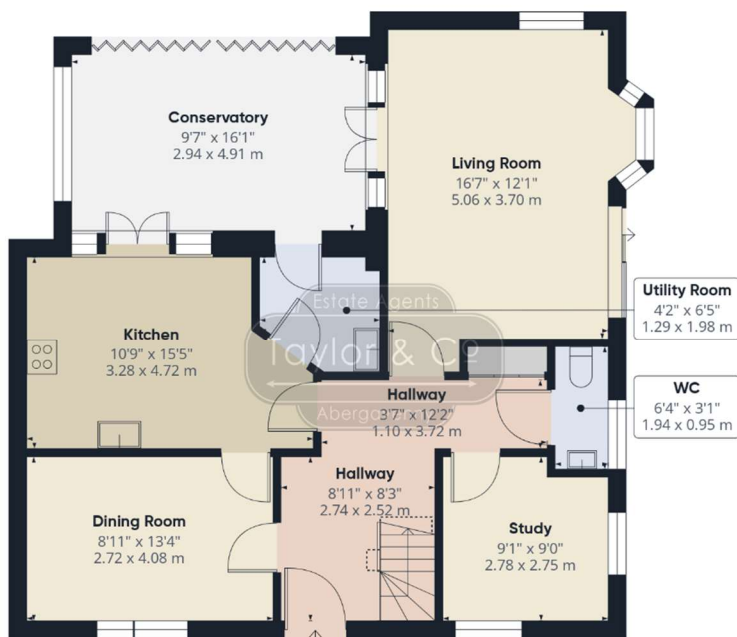


Floorplan

Estate Agents

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Abergavenny



Approximate total area⁽¹⁾

2018 ft²

187.4 m²

Reduced headroom

9 ft²

0.8 m²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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