



Christie Residential

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221

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Chapel Mead,
Penperlleni
£440,000

- ♥ Four Bedroom Detached Home
- ♥ 20' Lounge & Separate Dining Room
- ♥ Stylish Modern Kitchen With Utility Room
- ♥ Superb Rear Garden





About this property

Situated within a popular residential development in the sought-after village of Penperlleni, near Abergavenny, this spacious four-bedroom detached family home offers well-proportioned accommodation in a quiet cul-de-sac setting. The well-balanced layout provides excellent space for both everyday family life and entertaining. The ground floor comprises a welcoming entrance hall that leads to the 20 living room with patio doors to the garden, and a separate dining room. The stylish modern kitchen includes integrated appliances including double oven and 5 ring gas hob, and in addition there is a separate utility and downstairs WC. On the first floor there is a generous principal bedroom with modern en-suite shower room and fitted wardrobes, three further bedrooms and a smartly presented family bathroom. The property is set back behind an attractive front garden with driveway to the side providing extensive parking and leading to the attached double garage. A particular feature of the property is the attractive rear garden, which has been thoughtfully landscaped to create a wonderful outdoor space. A large paved terrace provides the perfect setting for al fresco dining and entertaining, complete with a outdoor pizza oven, while the expansive lawn and mature, well-stocked borders offer colour, privacy and interest throughout the seasons. There is also a section to the side and rear with a productive vegetable garden in raised beds. This is a superb family home in a desirable village location, offering spacious accommodation, excellent outside space and convenient access to nearby towns and countryside alike.

About the location

Penperlleni, also known locally as Goytre, is a popular village community set approximately midway between Abergavenny, Cwmbran 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 into Newtown Road and then take the second left into Capel Ed Lane. Follow the road along and Chapel Mead is the second right hand turn. The What3Words reference is [///frantic.subway.thank](https://frantic.subway.thank).

USEFUL information

COUNCIL TAX: Band F. 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) 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.

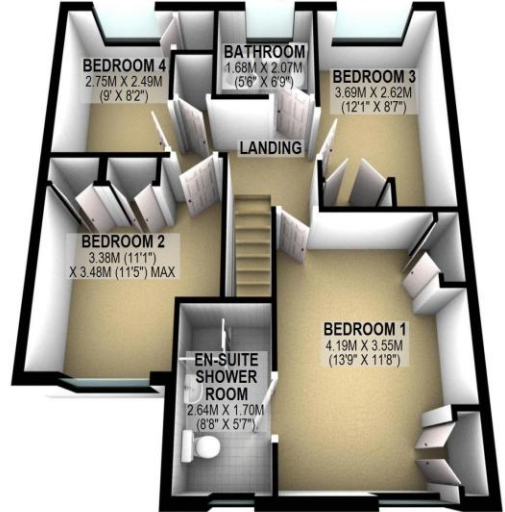
GROUND FLOOR

APPROX. 85.8 SQ. METRES (923.1 SQ. FEET)



FIRST FLOOR

APPROX. 60.2 SQ. METRES (648.2 SQ. FEET)



TOTAL AREA: APPROX. 146.0 SQ. METRES (1571.3 SQ. FEET)



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