



# Christie Residential

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221

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Riverside Drive,  
Llanfoist, Abergavenny  
**£295,000**

- ♥ Modern Semi-Detached House
- ♥ Three Bedrooms
- ♥ 20' Open Plan Kitchen/Lounge
- ♥ Allocated Parking For Two Cars





## About this property

A well presented three bedroom semi-detached home, situated within a well-established and popular residential development in Llanfoist, just on the outskirts of Abergavenny. The property is particularly appealing for its open plan ground floor, designed to create a comfortable and sociable living space. The kitchen flows naturally into the lounge and dining area, making it ideal for both day-to-day living and entertaining, with plenty of natural light enhancing the sense of space throughout. A welcoming entrance hall and a convenient cloakroom complete the ground floor. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, all arranged off a central landing. The property is set back behind an attractive, low maintenance frontage while to the rear there is a sunny west-facing patio garden. Beyond the garden is a driveway providing parking for two cars. This is a warm and welcoming home located in a highly regarded location, offering easy access to Abergavenny town centre, local amenities including Waitrose supermarket, and the surrounding countryside.

## About the location

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, 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. The town also offers a rich and vibrant range of cultural options including the Borough Theatre which offers an all year round programme of professional and amateur events, and the annual Abergavenny Writing Festival. 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.

## 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). Take the first left turn into Riverside Drive. The What3Words reference is ///rainbow.marbles.recruiter.

## 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. 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.

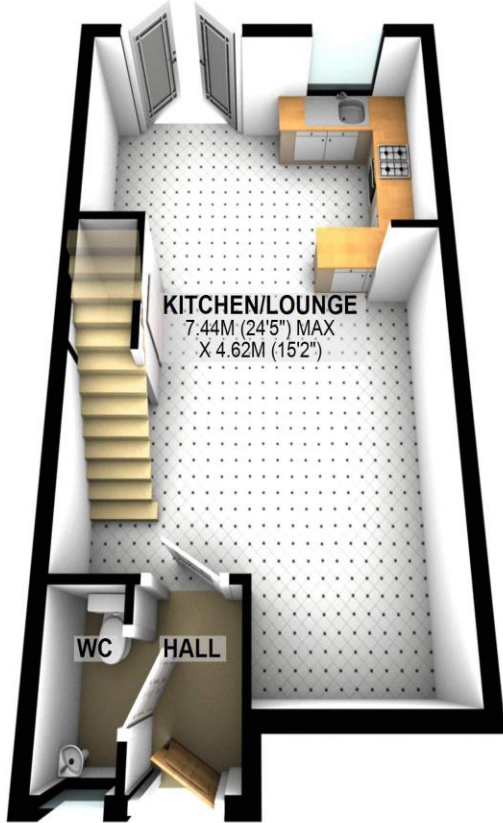
**VIEWING:** Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

### 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.

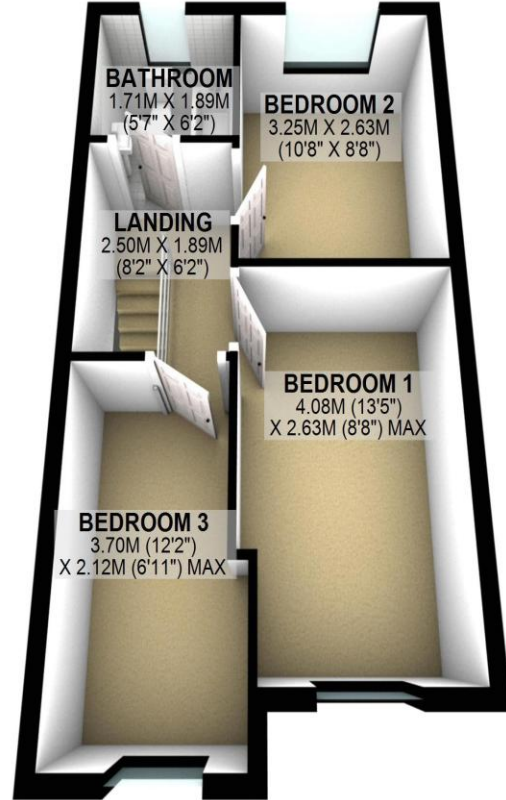
## GROUND FLOOR

APPROX. 35.8 SQ. METRES (385.3 SQ. FEET)



## FIRST FLOOR

APPROX. 35.8 SQ. METRES (385.3 SQ. FEET)



TOTAL AREA: APPROX. 71.6 SQ. METRES (770.6 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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