



50 MAINDIFF DRIVE

LLANTILIO PERTHOLEY | ABERGAVENNY | MONMOUTHSHIRE | NP7 6PX

P parrys
Ahead of the curve

WELCOME TO 50 MAINDIFF

Rarely does a property so beautifully presented throughout come onto the market for sale, the house is tastefully decorated with both neutral and soft palette colours. This three bedroom detached home, built circa 2020, forms part of the popular Willow Court development in Llantilio Pertholey, on the northern edge of Abergavenny, circa 2 miles from the town centre. The house is located in a corner position with an enclosed, level garden and parking for two vehicles. Willow Court is within easy reach of local amenities, including a local primary school and convenience store and offers excellent transport links.



KEY FEATURES

- Beautifully presented modern detached house finished to a high standard
- Popular residential location on the fringe of Abergavenny town
- Open plan kitchen/dining room plus attractive sitting room
- Principal bedroom en-suite, two further bedrooms and bathroom
- Corner plot position with private, level garden
- Driveway with parking and fittings for electric vehicle charging

GROUND FLOOR

This modern, detached house is perfectly laid out for family living with the welcoming entrance hall providing access to the ground floor accommodation. The open plan kitchen and dining area offers much light and space for a dining table and chairs, the perfect area to enjoy family get togethers. The kitchen area is contemporary in design, with a comprehensive array of base and wall cupboards complemented by white work surfaces. On the opposite side of the entrance hall is a large sitting room with French doors to the rear, which lead out to the rear patio and garden. The sitting room has wood panelling which adds both character and warmth. The ground floor is completed by a separate utility room accessed from the kitchen, downstairs W.C. and door leading out to the rear.





FIRST FLOOR

Stairs rise from the entrance hall to the first floor and to the three bedrooms and a family bathroom. The spacious principal bedroom, with dual aspect windows, has a dressing area and en-suite shower room. The second bedroom is another generous sized double, again with dual aspect windows. The third bedroom is a well-proportioned single bedroom. The contemporary family bathroom is fitted with a white bathroom suite complemented by wall tiles.



OUTSIDE

The corner position of the house offers a private, enclosed garden with an extensive and attractive stone patio adjoining the level lawn. The garden is enclosed by a brick wall and timber fence with gate leading to the driveway with two parking spaces to the side of the property. There are fittings for an electric vehicle charging point in the parking area, there is also an external double plug socket and tap.

LOCATION

Willow Court is a popular residential development just off the Hereford Road in Llantilio Pertholey at the northern fringe of Abergavenny, around 1 mile from the town centre. Llantilio Pertholey Primary School is a 2 minute walk from the property and the local shop is a 5 minute walk. Whilst close to a local convenience store/post office and public house, Abergavenny town offers a wider range of amenities including primary and secondary schools, independent shops alongside high street stores, several supermarkets, doctors', dentists', and a general hospital. There are good leisure facilities plus a cinema, theatre, library, numerous public houses, and many highly regarded restaurants both within the town and the surrounding villages. The area is well known for being the 'Gateway to Wales' and is on the doorstep of the breath-taking Brecon Beacons / Bannau Brycheiniog with the Monmouthshire & Brecon Canal a short distance away for beautiful walks. Abergavenny offers a bus station, mainline railway, and excellent transport links via the A465, A40, A449 and onto the M4/M5 and M50 motorway networks.



INFORMATION

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.

1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.

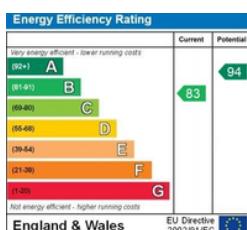


50 MAINDIFF DRIVE, LLANTILIO PERTHOLEY, NP7 6PX

TOTAL FLOOR AREA: 959 sq.ft. (89.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service and systems depicted above have not been tested and no guarantee as to their operability or efficiency can be given.

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Watch the video tour here



Price: £335,000

Local Authority: Monmouthshire County Council

Council Tax Band: E. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

EPC Rating: B. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Services: We understand that the property is connected to mains drainage, water, gas and electricity.

Broadband: Standard and superfast fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: 02 and Vodafone likely indoors. EE, Three, 02 and Vodafone likely outdoors. Please make your own enquiries via Ofcom.

Title: The house is registered under Title Number CYM811890 – a copy of which is available from Parry's.

Agent's Notes: The driveway is for the parking of a private car only i.e. no commercial vehicles (over 5 meters in length and 2 meter in height), trailers, caravans, camper vans or boats. Not to use the property for any trade or business. There is a Management Charge of £240 per annum for the upkeep and maintenance of communal areas.

Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.

Directions: From Abergavenny proceed north on the Old Hereford Road towards Mardy. Continue, passing Claire Price Beauty Salon and Morrisons Convenience store on the right hand side until reaching Willow Court. Take the left hand turning into Maindiff Drive and continue until reaching the house on the right hand side.

What 3 Words: What 3 Words - [///ambitions.comet.news](http://ambitions.comet.news)

All measurements, floorplans and land plans are for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents and are for general guidance only. Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon and all information is to be verified by the solicitor acting for the buyer(s). Please note Parry's have not tested any apparatus or services and, therefore, no guarantee can be given that they are in working order. Photographs are shown for marketing purposes and it must not be assumed that any of the fixtures and fittings shown are included with the property, unless specifically mentioned within the sales particulars, some fixtures and fittings may be available by separate negotiation. Copyright © Parry's Property (Abergavenny) LLP Registered Office: 21 Nevill Street, Abergavenny NP7 5AA Registration Number: OC314727



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