Christie Residential

YOUR HOME, HANDLED WITH CARE

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Thomas Hill Close, Abergavenny

£415,000

- Detached Four Bedroom Home
- Offered In Exceptional Order Throughout
- 16' Lounge
- Driveway Parking & Garage























About this property

An exceptionally well presented, four bedroom detached home, located within a popular modern development in Llanfoist, a short distance from Abergavenny. The ground floor provides flexible accommodation comprising a 16' lounge, a well appointed kitchen/diner with separate utility room and a downstairs cloakroom. In addition, the living space has been augmented by the addition of a quality conservatory/garden room including underfloor heating. Upstairs there is a large master bedroom with extensive fitted wardrobes and smartly presented en-suite shower room, three further bedrooms and the family bathroom. The property is set back behind a low maintenance frontage laid with Cotsold stones with a driveway providing parking for two cars leading to the integral single garage with electric roller door. The rear garden enjoys a slightly elevated position that enjoys delightful views back across Abergavenny towards the Sugarloaf mountain. It has been landscaped for low maintenance and laid to patio with Indian Sandstone. Further benefits include views to the Blorenge Mountain from the front, and an excellent location within easy reach of the junior school and Waitrose supermarket as well as the more extensive amenities of Abergavenny town centre.

About the location

The village of Llanfoist is situated a mile from Abergavenny, at the foot of the Blorenge Mountain which rises to some 1300 feet above the vale of the River Usk. Located with the Brecon Beacons National Park, the Monmouthshire & Brecon Canal and the Llanfoist Wharf are situated just above the village offering an excellent flat route for walking and cycling along the valley side, offering views across to the River Usk and the Black Mountains. On the edge of Llanfoist there is a Waitrose supermarket and petrol station, whilst in the village itself there is a post office, Indian restaurant, garden centre/nursery, garage and a new Primary School. The A465, Heads of the Valleys road is close to the village giving easy access to Merthyr Tydfil, Cardiff, Swansea and West Wales (southbound) and Hereford (northbound). In addition the A40/A449 lead to the M4, M50 and M5 motorways and there is a mainline railway station in Abergavenny making the area excellent for commuters.

Directions

From the Angel Hotel on Cross Street (NP7 5EU), follow the Monmouth Road A40 east for 0.9 miles. Take the fourth exit at the roundabout onto the A465 (Heads of the Valleys Road). After 300 yards take the first junction, signposted Llanfoist and at the mini-roundabout take the second exit. At the next roundabout take the first exit into Gypsy Lane, and then the second left into School Way. Take the first left into Punchbowl View and at the T junction turn right into Thomas Hill Close. The What3Words reference is ///golf.exact.stance.

USEFUL information

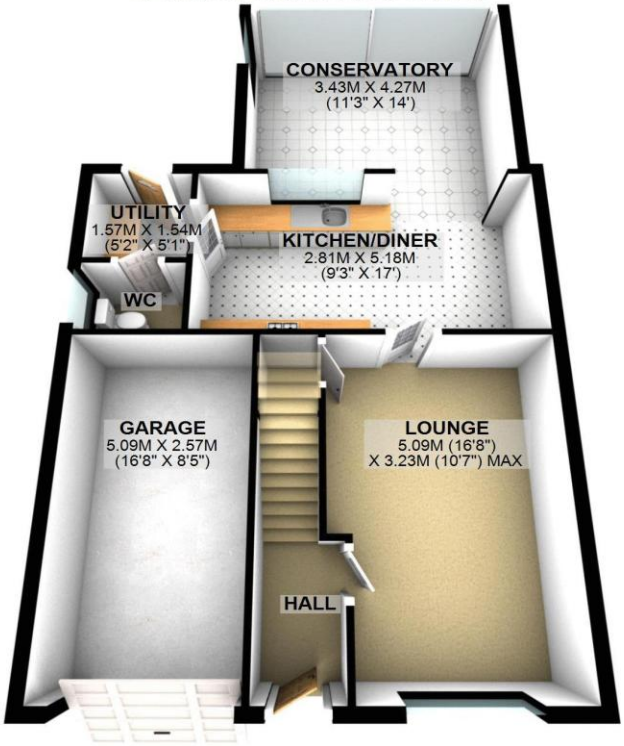
COUNCIL TAX:	Band E. The local authority is Monmouthshire County Borough Council – 01633 644644
SERVICES:	We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach/Ogi) with an estimated maximum speed of 1800 mbs. 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. 69.7 SQ. METRES (750.0 SQ. FEET)

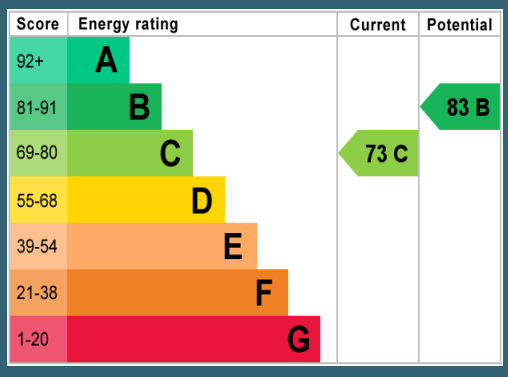


FIRST FLOOR

APPROX. 56.0 SQ. METRES (602.5 SQ. FEET)



TOTAL AREA: APPROX. 125.7 SQ. METRES (1352.5 SQ. FEET)



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