



Christie Residential

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221

Web: christieresidential.co.uk

Email: hello@christieresidential.co.uk

**Jasper Tudor Crescent,
Llanfoist**

£325,000

- ♥ Modern Townhouse
- ♥ Three Double Bedrooms
- ♥ 20' Kitchen/Diner With French Doors
- ♥ Garage & Driveway Parking





About this property

A well-presented modern three bedroom townhouse situated within a sought-after development in the popular village of Llanfoist, on the outskirts of Abergavenny. Neutrally decorated throughout and offered in good order, the property provides well-planned accommodation arranged over three floors, together with parking, and a low-maintenance west-facing rear garden enjoying views towards the Bloreng Mountain. The ground floor comprises a generous 20' kitchen/diner, with feature bay with French doors opening onto the garden. The kitchen is well equipped with integrated appliances including a six-ring gas hob, fridge freezer and dishwasher. Also on this level is a useful home office, guest WC and utility cupboard. On the first floor there is the principal bedroom benefiting from a modern en-suite shower room, and a light and bright living room. The second floor offers two well-proportioned double bedrooms and a family bathroom. Outside, the enclosed west-facing rear garden has been designed for ease of maintenance, with artificial lawn and a paved patio to the fore, and enjoys views towards the Bloreng Mountain. To the side of the house is a driveway providing parking for one car leading to a 19' single garage. The property is conveniently located for a wealth of local amenities, including the nearby primary school, Waitrose supermarket and Abergavenny town centre.

About the location

The village of Llanfoist is situated a mile from Abergavenny, at the foot of the Bloreng 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 / car dealership and a 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

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, take the first right into Steele Crescent and then turn immediately right into Jasper Tudor Close. The What3Words reference is [///picture.resorting.cracker](https://www.what3words.com/picture.resorting.cracker).

USEFUL information

COUNCIL TAX: Band E. The local authority is Monmouthshire County Borough Council – 01633 644644

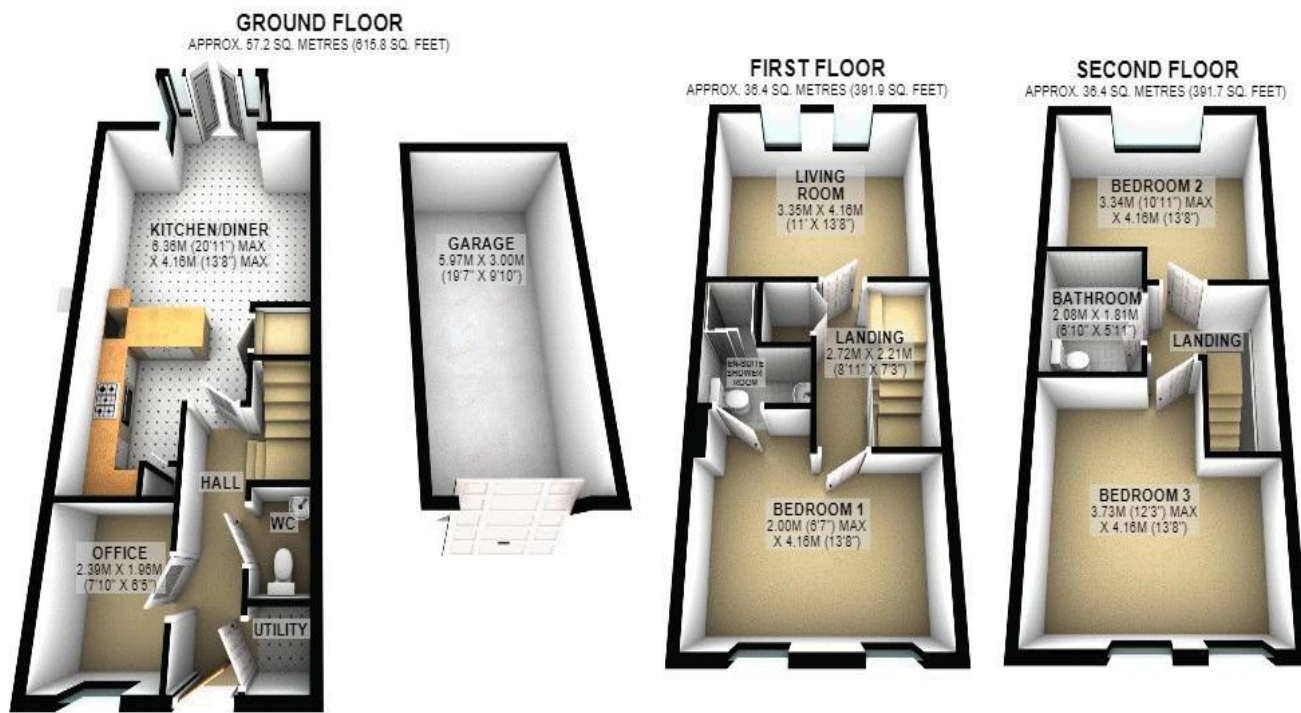
SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach/Ogi) with an estimated maximum speed of 1800 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

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.



TOTAL AREA: APPROX. 130.0 SQ. METRES (1399.4 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Christie
Residential**
YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221
Web: christieresidential.co.uk
Email: hello@christieresidential.co.uk