



# Christie Residential

YOUR HOME, HANDLED WITH CARE

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**Briardene,**

**Llanfoist**

**£280,000**

- ♥ Three Bedrooms
- ♥ Semi-Detached House
- ♥ Cul-De-Sac Location
- ♥ Versatile Living Space





## About this property

Tucked away in a small cul-de-sac within the sought-after residential area of Llanfoist, this three-bedroom semi-detached home sits just a mile from the town centre. The ground floor offers an entrance porch, a well-appointed kitchen, and a versatile open-plan lounge, dining, and family room that provides plenty of space for everyday living. Upstairs are three bedrooms—two comfortable doubles and a single—along with a family bathroom. Outside, the property features front and rear gardens, with the rear benefiting from a patio off the kitchen that opens onto a level lawn with gated access. A driveway offering off-road parking leads to a single garage, and the home further benefits from gas central heating and double glazing.

## 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 / 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

From central Abergavenny follow the Monmouth Road (A40) east for 0.9 miles and then take the fourth exit at the roundabout onto the A465 (Heads of the Valleys Road). After 500 yards take the first junction, signposted Llanfoist. At the mini-roundabout take the second exit and at the next roundabout take the first exit (B4246). Take the first right onto Briardene and the property can be found on the left hand side. The What3Words location is: comply.owls.costumed

## 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) with an estimated maximum speed of 1800 mbps. 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.

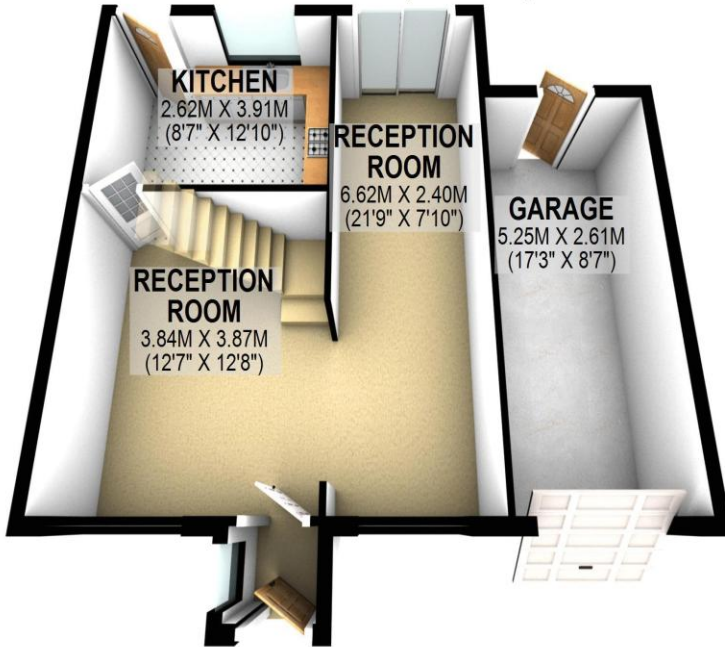
**VIEWING:** Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

### 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.

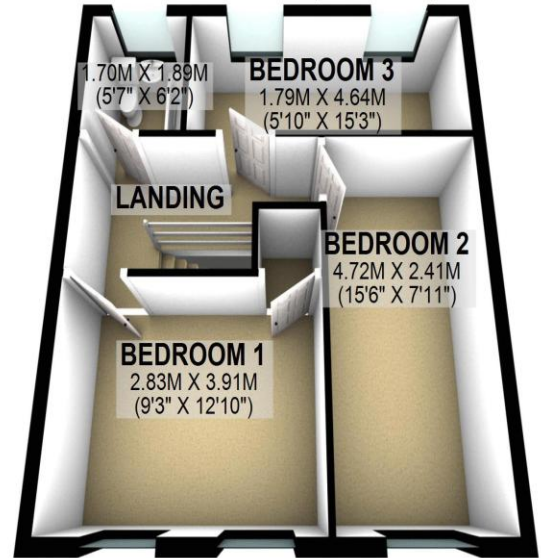
### GROUND FLOOR

APPROX. 57.5 SQ. METRES (618.4 SQ. FEET)

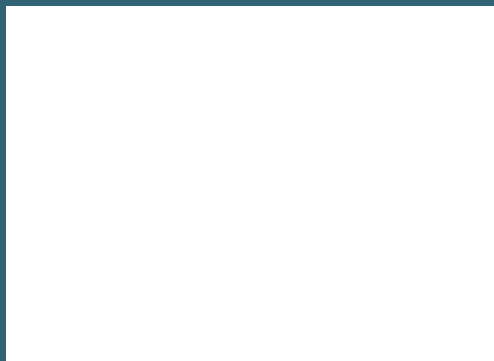


### FIRST FLOOR

APPROX. 42.6 SQ. METRES (458.1 SQ. FEET)



TOTAL AREA: APPROX. 100.0 SQ. METRES (1076.5 SQ. FEET)



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