



3 ST DAVIDS CRESCENT

LLANDDEWI RHYDDERCH | ABERGAVENNY | MONMOUTHSHIRE | NP7 9TR

WELCOME TO 3 ST DAVIDS CRESCENT

Situated in a semi rural position within the village of Llanddewi Rhydderch, this attractive three bedroom semi detached home combines modern finishes with original features throughout. Recently extended, the property offers well proportioned accommodation, with beautiful, unspoilt views across open countryside enjoyed from both the house and gardens. Communal parking is conveniently available opposite the property by the village green.

KEY FEATURES

- Beautifully presented 3 bedroom semi detached house
- Period features combined with modern finishes
- Generous size garden with open aspect
- Located in a semi rural location with unspoilt countryside views
- Within circa 4 miles of Abergavenny Town



GROUND FLOOR

Enter through the front door into the porch, which leads seamlessly into the open plan kitchen/dining room. With windows to both the front and rear, this light filled space is beautifully appointed, blending modern finishes with wooden flooring and a feature cast iron fireplace. To the other side is the sitting room, where the wooden flooring continues throughout the ground floor. A window overlooks the front and French doors open to the rear garden, while the inset woodburner is the focal point of the room.







From the kitchen, a door leads to a spacious utility/storage room and a modern shower room/WC. This versatile area offers excellent potential as a separate annexe, benefiting from its own back door and a spiral staircase rising to a separate bedroom above.



FIRST FLOOR

Stairs rise to the landing where two double bedrooms and the main family bathroom are located. The principal bedroom is exceptionally generous in size, enjoying a window to the front and a Juliet balcony to the rear that frames the far reaching countryside views. The second bedroom is also a well proportioned double, featuring built in wardrobes and a cast iron fireplace. The spacious family bathroom includes a roll top bath and twin basins.

The third bedroom is accessed via a spiral staircase from the utility room and benefits from a window to the front and a Juliet balcony to the rear. Its pitched roof enhances the sense of space. All bedrooms and the bathroom are finished with wooden flooring.









OUTSIDE

The property is set back behind a mature hedgerow with a path in the middle leading to the front door. Either side is a mix of mature shrubs, raised beds and stone chippings. To the rear, a decking area and patio are adjacent to the house and lead to the lawned area which is planted with an array of mature shrubs. The patio continues down the side where there is space for a large shed. A further seating area is located to the back of the garden which borders open fields and countryside.



Ground Floor
57.6 sq.m. (620 sq.ft.) approx.



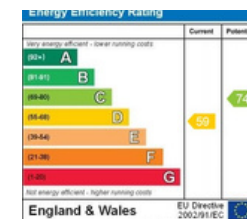
1st Floor
55.3 sq.m. (595 sq.ft.) approx.



3 St. David's Crescent, Llanddewi Rhydderch, Abergavenny, NP7 9TR

TOTAL FLOOR AREA : 112.9 sq.m. (1215 sq.ft.) 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AREA

The property is set back behind a mature hedgerow, with a path leading to the front door. Either side is an array of established shrubs, raised beds and stone chippings. To the rear, a decked area and patio adjoin the house, providing ideal spaces for outdoor dining and relaxation, before opening onto a lawn, planted with mature trees and shrubs. The patio continues down the side of the garden, where there is ample space for a large shed. A further seating area is positioned at the end of the garden, perfectly placed to enjoy the open fields and countryside beyond.

DIRECTIONS

From Abergavenny Town take the Old Monmouth Road (B4233) for approximately 3 miles. Take the right hand turn signposted to Llanddewi Rhydderch and Coed Morgan. Continue on this road for further 1.2 miles and enter Llanddewi Rhydderch. Upon reaching the village, bear left onto St Davids Crescent and the property will be found on the left hand side, opposite the village green.

What 3 Words: [///symphonic.torch.goggle](http://symphonic.torch.goggle)



INFORMATION

Asking Price: Offers in Excess of £375,000

Local Authority: Monmouthshire County Council.

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

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

Tenure: Freehold.

Services: We are advised that the property is connected to mains water, electricity and drainage. Oil-fired central heating system.

Broadband: Superfast broadband is available to order subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: Three is variable outdoors. Please make your own enquiries via Ofcom.

Title: The house is registered under Title Number WA325965 – a copy of which is available from Parrys.

Agent's Notes: No trade to be carried out at the property. 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.



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