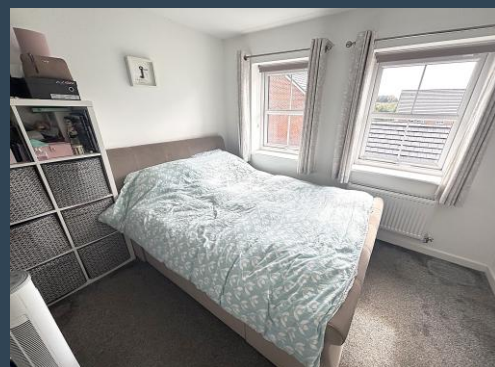


# CHRISTIE

R E S I D E N T I A L



## 3 TREM YR YSGOL, PENPERLLEN, ABERGAVENNY, NP4 0DD

A well-presented three bedroom semi-detached home located in the popular Monmouthshire village of Penperlleni, midway between the market towns of Abergavenny and Usk. Situated in a sought after modern development, benefits include a principal bedroom with en-suite, off road parking and a south facing rear garden.

- Three Bedroom Semi-Detached
- Lounge With Feature Bay Window
- Modern Kitchen/Diner
- Principal Bedroom With En-Suite
- Family Bathroom & Downstairs WC
- Driveway Parking For Two Cars

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PRICE	£325,000
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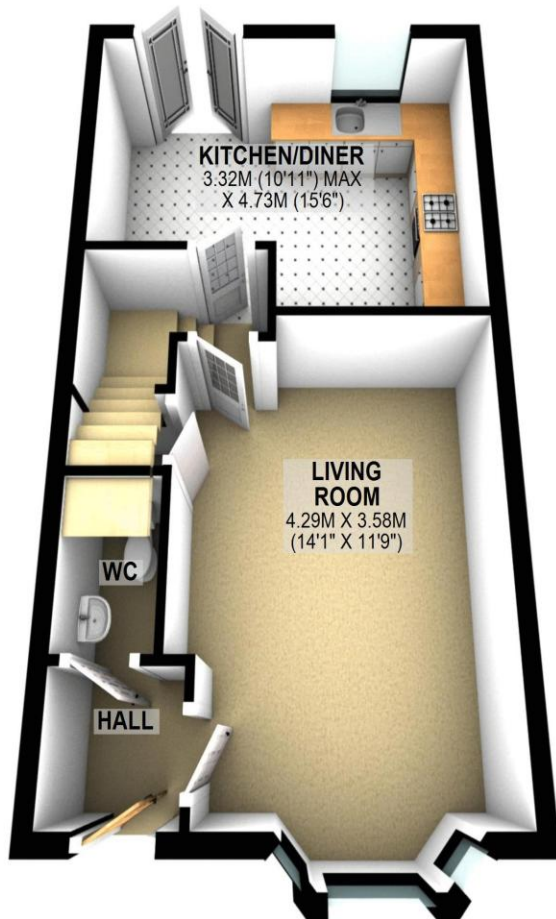






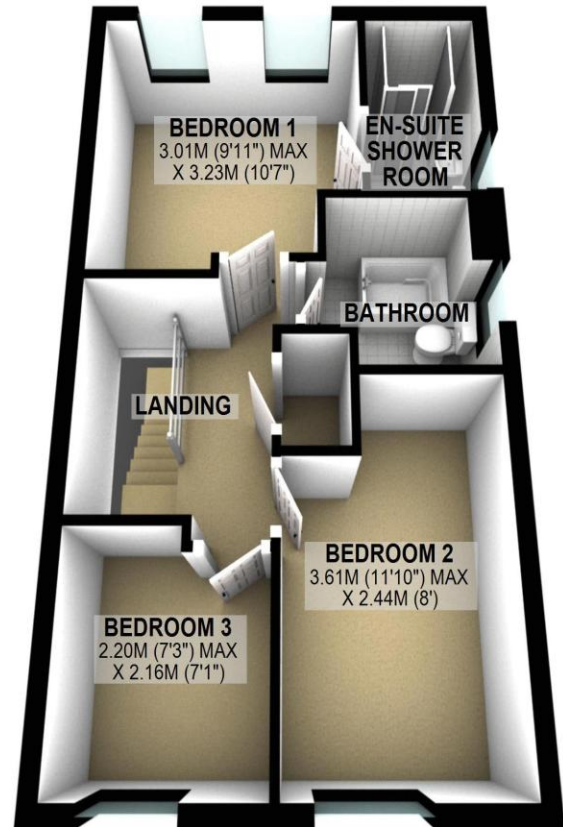
## GROUND FLOOR

APPROX. 37.0 SQ. METRES (398.5 SQ. FEET)



## FIRST FLOOR

APPROX. 36.3 SQ. METRES (390.7 SQ. FEET)



TOTAL AREA: APPROX. 73.3 SQ. METRES (789.2 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# CHRISTIE

## RESIDENTIAL

### ABOUT THIS PROPERTY

A stylish three bedroom semi-detached home offering contemporary living in the sought-after village of Penperlleni, located six miles from the bustling market towns of Abergavenny and Usk, and less than four miles from Pontypool and rail links. Built by David Wilson Homes, the well-planned accommodation comprises a welcoming entrance hall, convenient ground floor cloakroom, spacious living room with feature bay window, and a modern kitchen/diner with doors opening to the rear garden. Upstairs features three bedrooms, including a principal bedroom with en-suite shower room, plus a family bathroom. Externally, there is a low-maintenance, south-facing garden—perfect for relaxing or entertaining. comprises a patio seating area to the fore, lawn and further seating area to the rear. To the side of the property is a driveway parking for two vehicles and the addition of a useful timber storage shed. This is an excellent modern home, located within a friendly village setting with excellent access to local amenities, and transport links.

### ABOUT THE LOCATION

Penperlleni, also known locally as Goytre, is a popular village community set approximately midway between Abergavenny, Cwmbran and Usk. Village amenities include the well regarded primary school, a convenience store with post office, doctors' surgery and a welcoming public house. The historic market town of Abergavenny provides a broader range of facilities with supermarkets, hospital, secondary school, a variety of retail options and restaurants. Abergavenny, is world renowned for its Food Festival which brings the UK's best chefs and culinary experts to the town every September, and there are also a range of cultural options including the Borough Theatre. Abergavenny's railway station provides easy commuter access to Newport, Cardiff and Bristol while there are also excellent road links via the A40/A449 to the M4, M5 and M50.

### DIRECTIONS

From Abergavenny take the A4042 towards Pontypool, passing through Llanover and onto Penperlleni after about 6 miles. At the Goytre Arms pub turn left and follow the road as it bears right, taking the first right into School Lane. Continue, passing Goytre Fawr School and take the left turn into Folly View Close. Bear left and continue as the road becomes Clos Telyn and take the right turn into Trem Yr Ysgol. The What3words reference is [:///mailboxes.interests.creamed](https://www.what3words.com/address/:///mailboxes.interests.creamed)

### 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 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.

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#### 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.