



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

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**Thomas Hill Close,
Llanfoist
£299,995**

- ♥ Terraced Bungalow
- ♥ Two Bedrooms
- ♥ Excellent Condition
- ♥ Cul-De-Sac Location





About this property

A beautifully presented two-bedroom terraced bungalow, situated within a modern development in Llanfoist, just a short distance from Abergavenny. Occupying a quiet cul-de-sac position, the property offers well-planned accommodation throughout. A welcoming entrance hall provides access to all rooms, with both bedrooms positioned at the front of the property and enjoying pleasant views towards The Blorenge mountain. Bedroom one benefits from an en-suite shower room. The spacious living room opens into a double-glazed conservatory, which in turn provides access to the rear garden. The generous kitchen/breakfast room also has direct access to the garden, creating a practical and sociable space. Externally, the property is set back behind a low-maintenance frontage, with parking for two cars. The rear garden has been designed with ease of upkeep in mind, featuring areas of paving, decking and gravel. Further benefits include attractive views towards The Blorenge and an excellent location, with Waitrose supermarket close by and the wider range of amenities available in Abergavenny town centre within easy reach.

About the location

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenge and the Sugar Loaf mountains, Abergavenny is known as the 'Gateway to Wales'. It is situated twelve miles from the English border and just south of the Black Mountains in the Brecon Beacons National Park. Steeped in history Abergavenny was originally a Roman Fort then a medieval walled town. It is now a market town with arguably more life than nearby Usk and Monmouth. It offers a wide range of amenities with major supermarkets, popular bi-weekly market, a high street comprising of recognized chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. Abergavenny, is world renowned for its Food Festival which brings the UK's best chefs and culinary experts to the town every September. The town also offers a rich and vibrant range of cultural options including the Borough Theatre which offers an all year round programme of professional and amateur events, and the annual Abergavenny Writing Festival. Its location means that Abergavenny acts as the major transport hub for the area. The railway station allows easy access to anywhere on the rail network. The A465, Heads of the Valleys Road is one mile out of town with the M50 / M4 a further 25 minutes away.

Directions

From Central Abergavenny 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: skill.cage.clipboard

USEFUL information

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

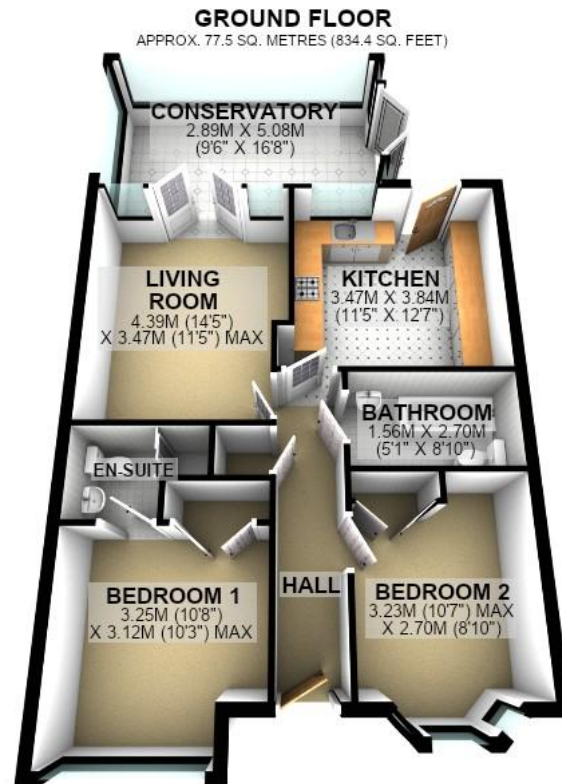
SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

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.



TOTAL AREA: APPROX. 77.5 SQ. METRES (834.4 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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