

# THE NERVERN

THE GROVE | LLANFOIST | ABERGAVENNY | MONMOUTHSHIRE | NP7 9ND



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# WELCOME TO THE NERVERN

A 2 bedroom detached apartment over parking spaces situated on the popular new build development 'The Grove' in Llanfoist.



- Cleverly designed home set all on the first floor
- Open-plan kitchen and lounge
- Two large double bedrooms, one with ensuite
- Two private parking spaces and rear garden
- Peaceful village location with excellent local amenities
- Superb road and rail connections

## THE PROPERTY

This new home is set on the first floor with access from a central staircase. Upstairs is an open plan kitchen/ living area, main bathroom featuring Porcelanosa tiling, a useful airing cupboard and two double bedrooms, one of these featuring an en-suite.



## OUTSIDE

There are two allocated parking spaces and a private rear garden.



## INFORMATION

**PRICE:** £249,500

**EPC Rating:** B. To view the full EPC please visit [www.gov.uk](http://www.gov.uk)

**Tenure:** Freehold.

**Local County Council:** Monmouthshire County Council.

**Council Tax Band:** TBC.

**Services:** We understand that there is mains electricity, gas, water and drainage connected to the property. Gas central heating throughout with thermostatically controlled radiator valves

**Broadband:** Please make your own enquiries via Openreach.

**Mobile:** Please make your own enquiries via Ofcom.

**Title:** The house is yet to be registered.

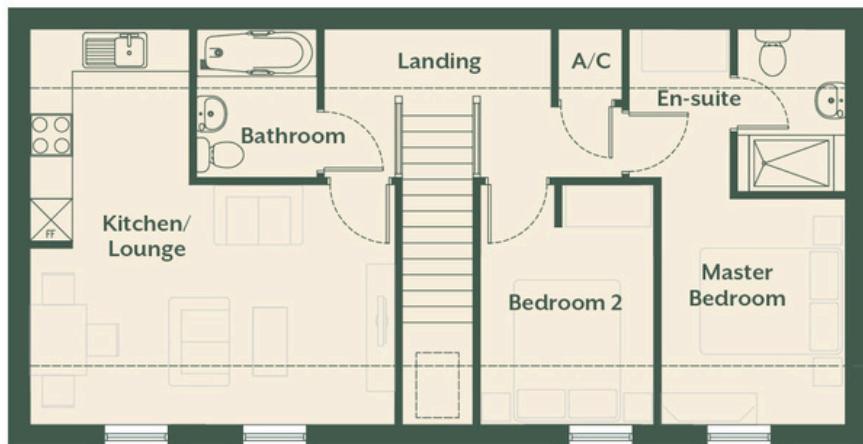
**Agents Notes:** NHBC 10 Year New Home Warranty. Flooring included. Some Images used are computer generated provided by Candleston for illustrative and marketing purposes.

**Directions:** From Abergavenny take the Merthyr Road out of town heading towards Llanfoist and proceed over the bridge. At the roundabout (with Waitrose opposite) take the first exit towards Llanfoist, continue over the next roundabout and after a short distance, turn left onto the B4269 / Gypsy Lane. Continue along this road for approximately 0.5 of a mile and The Grove will be in front of you.  
What 3 Words: ///appetite.alleyway.holdings

**Location:** The property is conveniently located in the village of Llanfoist which has a Waitrose, restaurants, public houses, a village hall and a well-regarded modern primary school within walking distance. Just over the river bridge is the historic town of Abergavenny offering a wide range of amenities including primary and secondary schools, independent shops alongside high street stores, several supermarkets, doctors', dentists' and a general hospital. There are good leisure facilities plus a cinema, theatre, library, numerous public houses and many highly regarded restaurants both within the town and the surrounding villages. The area is well known for being the 'Gateway to Wales' and is on the doorstep of the breathtaking Brecon Beacons with the Monmouthshire & Brecon Canal a short distance away for beautiful walks. Abergavenny offers a bus station, mainline railway and excellent transport links via the A465, A40, A449 and onto the M4/M5 and M50 motorway networks.

**The Grove:** The Grove is a collection of 2-5 bedroom homes located in the picturesque village of Llanfoist surrounded by countryside views of the Brecon Beacons / Bannau Brycheiniog. This new home is just minutes away from the much loved market town of Abergavenny.

All measurements, floorplans and land plans are for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents and are for general guidance only. Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon and all information is to be verified by the solicitor acting for the buyer(s). Please note Parrys have not tested any apparatus or services and, therefore, no guarantee can be given that they are in working order. Photographs are shown for marketing purposes and it must not be assumed that any of the fixtures and fittings shown are included with the property, unless specifically mentioned within the sales particulars, some fixtures and fittings may be available by separate negotiation.  
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First Floor



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