



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

Tel: 01873 852221

Web: christieresidential.co.uk

Email: hello@christieresidential.co.uk

**St. Helen's Crescent,
Llanellen, Abergavenny**
£375,000

- ♥ Detached Bungalow
- ♥ Two/Three Bedrooms
- ♥ Fabulous Rear Garden With Views
- ♥ Driveway & Single Garage





About this property

Located in the sought-after Monmouthshire village of Llanellen, just two miles from Abergavenny, this well presented two/three-bedroom detached bungalow offers well maintained accommodation in a prime village setting. The property comprises an entrance hall which leads to the front facing 15' living room with pleasing views, and a modern kitchen/breakfast room with views over the garden. The kitchen includes integrated Neff double oven, fridge and dishwasher. Off the kitchen is a sun room which connects the bungalow to the single garage (with electric door). In addition, there is a generous dining room which can also be utilised as a double bedroom. The principal bedroom to the rear includes extensive fitted storage, as does the second single bedroom with the bedrooms serviced by a modern tiled shower room and a separate WC. It should be noted that the WC previously had a shower unit and the plumbing remains for this to be reinstated. The property is set back behind a low maintenance paved frontage with ornamental shrubs, and there is a driveway to the side leading to the garage. The fabulous rear garden has been lovingly tended and has been laid predominantly to lawn and framed by meticulously planted borders bursting with an impressive variety of flowers, shrubs and ornamental planting, creating colour and interest throughout the seasons. A paved seating area to the fore provides the perfect spot for some al fresco dining or simply a space to survey this beautifully mature garden .

About the location

The pretty village of Llanellen is situated on the banks of the River Usk with views of the Brecon dominating the skyline and within easy access of walks on the Monmouthshire and Brecon Canal. Local amenities include Hare & Moon Provisions which is a licensed cafe and shop, a Village Hall and Monmouthshire Golf Club being just a mile away. Despite its rural location, transport links are very good as the village is situated on the A4042, within 2 miles of the A40 and A465 trunk routes. There is also an hourly bus service between the hours of 07.00 and 17.00. The motorway network (M4/M5/M50) is therefore easily accessible making it an ideal location for commuters to Bristol, Cardiff, Newport and Hereford. A mainline railway station can be found in Abergavenny, three miles away, which allows access to the whole of the rail network. Abergavenny also offers a wide range of amenities with major supermarkets, weekly retail and farmers markets, a high street comprising of recognized chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. For further information on school catchment areas and community provisions go to: www.monmouthshire.gov.uk or call 01633 644488.

Directions

From Abergavenny follow the A4042 southbound towards Newport. After almost 1.5 miles, upon entering the village of Llanellen turn right onto the B4269. After 0.2 miles turn left into St Helens Crescent. Follow the road past the left turn for Ash Grove/Elm Drive and the property can be found on the left hand side. The What3Words reference is [///stopshairstyledirector](https://www.what3words.com/stopshairstyledirector)

USEFUL information

COUNCIL TAX: Band E. 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 66 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.

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. 106.9 SQ. METRES (1150.5 SQ. FEET)



TOTAL AREA: APPROX. 106.9 SQ. METRES (1150.5 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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