

Estate Agents

Taylor & Co

Abergavenny

Riverside Drive

Llanfoist, Abergavenny, NP7 9PX

Asking Price

£335,000

Riverside Drive

Llanfoist, Abergavenny, Monmouthshire NP7 9PX

Attractive three-bedroom detached family home | Popular residential development on the outskirts of Abergavenny
Desirable corner plot within a quiet no-through section | Bright dual-aspect living room with French doors to the garden
Spacious dual-aspect kitchen / diner with shaker-style units | Principal bedroom with modern en-suite shower room
Two further bedrooms and contemporary family bathroom plus ground floor cloakroom / WC
Landscaped east-facing rear garden with patio entertaining areas | Driveway parking and semi-detached garage
Neutral décor throughout making this an ideal home purchase or buy-to-let investment | No connected chain

Occupying a desirable corner position within a small no-through section of this sought-after David Wilson / Barratt Homes development, this attractive three bedroomed detached family home offers beautifully maintained accommodation ideally suited to first-time buyers, downsizers, professional couples or investors alike. Presented in neutral décor throughout, this home combines modern practicality with comfortable living spaces, benefiting from a contemporary kitchen, en-suite shower room, garage and driveway parking. Having previously been successfully let, the property also provides an appealing turnkey investment opportunity, complete with an up-to-date Electrical Installation Condition Report, gas safety certificate and mains-wired smoke alarms already in place.

The accommodation is bright, welcoming and thoughtfully arranged. An entrance hall with wood-effect flooring leads through to a useful cloakroom/WC and the principal reception areas. The dual-aspect living room enjoys plenty of natural light from windows to the front and French doors opening directly onto the garden, creating an inviting space for both relaxation and entertaining. Equally impressive is the spacious dual-aspect kitchen / diner, flooded with light from windows overlooking both the front and rear aspects. Fitted with an attractive range of shaker-style cabinetry complemented by contrasting work surfaces, the kitchen provides ample storage, integrated cooking appliances, space for a full-height fridge freezer and further room for additional appliances, while the dining area comfortably accommodates family meals and social occasions.

To the first floor, the landing opens onto three bedrooms and the family bathroom. The principal bedroom enjoys a pleasant outlook towards the Blorenge and is served by a modern en-suite shower room. Bedroom two also benefits from views towards the mountain and offers built-in storage, whilst the third bedroom provides flexible accommodation as a child's room or home office. Completing the accommodation is a family bathroom fitted with a contemporary white suite.

Outside, the property's corner position creates a greater sense of space and privacy than many comparable homes. A lawned area extends alongside the property, setting it back from the road, whilst the east-facing rear garden has been attractively landscaped for ease of maintenance and year-round enjoyment. A paved seating area adjoins the house, leading through to a larger patio at the rear, ideal for outdoor dining and entertaining. The lawn is framed by established planted borders featuring a delightful mix of mature shrubs, specimen trees and seasonal planting, creating a colourful and inviting outdoor environment. A driveway provides off-road parking for one to two vehicles and leads to a semi-detached garage, which benefits from both vehicular and pedestrian access. Further practical features include external lighting and a water tap.

Ready to move straight into and offering an excellent balance of modern living, outdoor space and convenience, this superb, detached home presents an outstanding opportunity to secure a quality property on one of Abergavenny's most popular residential developments.

SITUATION | This modern family home is situated approximately one mile from the centre of Abergavenny, within walking distance of the Waitrose Superstore (with John Lewis at Home section), Castle Meadows, the Monmouthshire and Brecon Canal and the River Usk. It also benefits from easy access to the town's railway station, bus station and the national road network. The railway station is approximately two miles away, while road links at the Hardwick Interchange give easy access to the A40 and "A" routes to Cwmbran, Newport, Cardiff and Merthyr Tydfil, and further afield to the M4 and M50/M5 route to the Midlands. The area is particularly well served by schools for all ages, including the highly regarded Llanfoist Fawr Primary School and, for secondary education, King Henry VIII All-Through School in the centre of town.

Abergavenny is internationally renowned as a foodie haven and the area is also an ideal base for leisure pursuits, with pathways leading to the summit of Blorenge Mountain – ideal for longer dog walks, and a popular launch spot for paragliding.

For comprehensive leisure and shopping amenities, the town centre boasts many independent boutique-style shops, along with artisan bakeries and cafés, grocery and newsagent stores, leading supermarkets and other well-known high-street chains. The town also hosts an indoor market several times a week, has its own cinema and leisure centre and a range of award-winning restaurants. The town also benefits from several health centres / GP practices, dental surgeries and a hospital.

GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Services | Mains electric, gas, water and drainage are connected to the property.

Council Tax | Band E (Monmouthshire CC)

EPC Rating | Band C

Flood Risk | Very low flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number CYM512403. There are restrictive covenants associated with the property.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property.

Broadband | According to Openreach, a full fibre connection is available in the area.

Mobile network | According to Ofcom, Three, EE, 02 & Vodaphone provide indoor coverage.

Viewing strictly by appointment with the Agents
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Reference AB599

GARDEN

















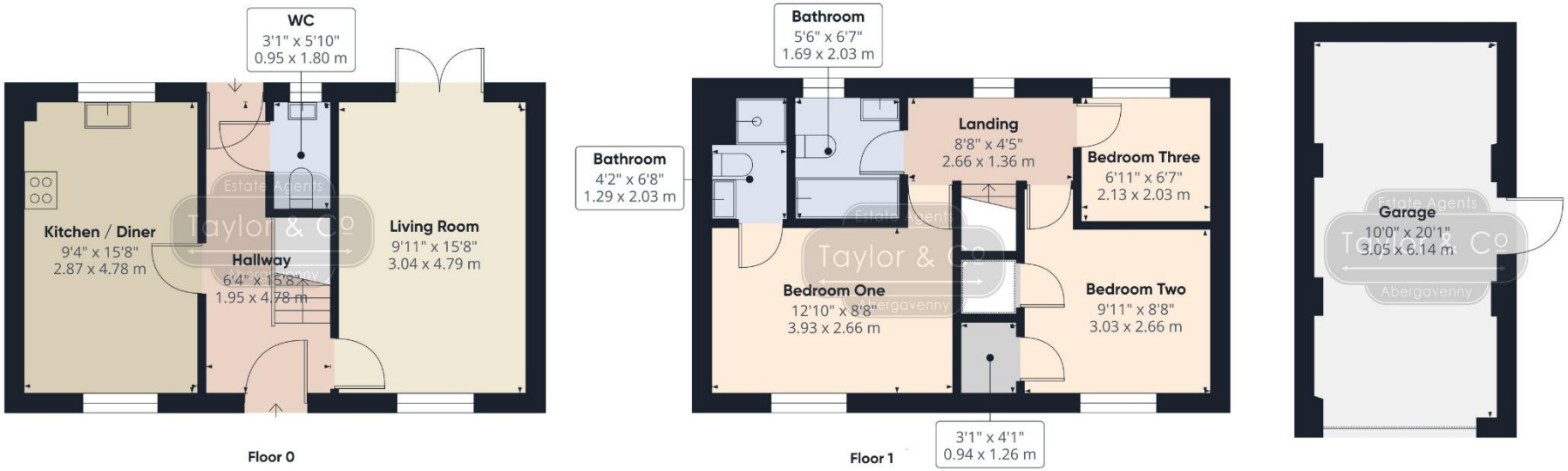






Floorplan

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Approximate total area(1)

981 ft²

91.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.