



Christie Residential

YOUR HOME, HANDLED WITH CARE

Coopers Way,
Abergavenny

£625,000

Tel: 01873 852221

Web: christieresidential.co.uk

Email: hello@christieresidential.co.uk





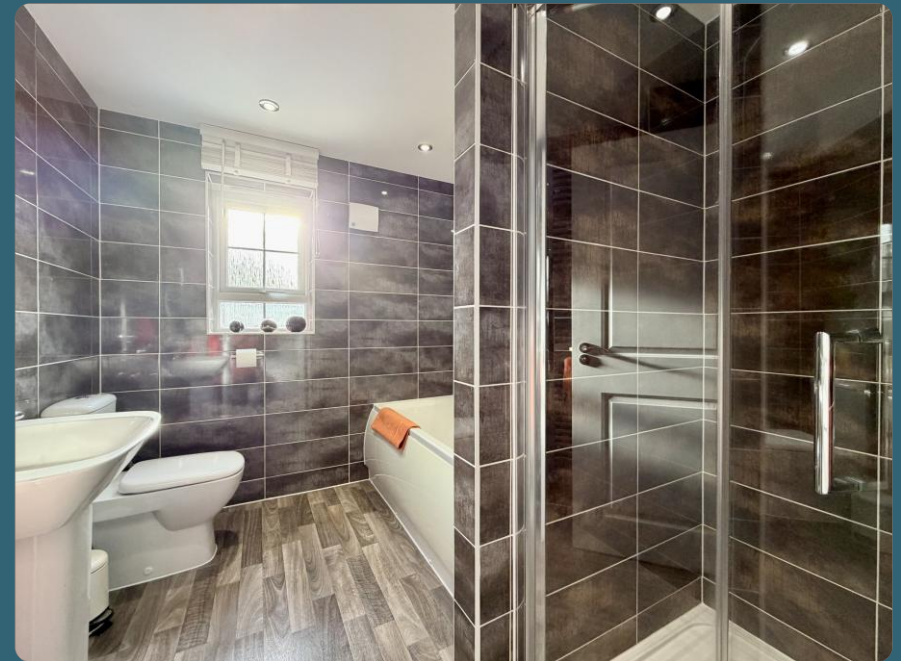
About this property

A substantial and beautifully presented family home built in 2015 by David Wilson Homes, occupying one of the larger plots within this popular residential development on the outskirts of Abergavenny. Arranged over three floors, the property provides generously proportioned accommodation ideal for modern family living, with attractive views towards the Blorenge mountain. It is conveniently located close to local amenities and approximately one mile from Abergavenny town centre. Finished to a particularly high specification and presented in exceptional condition throughout, upgrades include granite work surfaces to the kitchen and utility room, replacement cupboard doors, Amtico flooring across much of the ground floor and chrome electrical sockets throughout. The bathrooms and cloakroom feature inset spotlights, extensive tiling and integrated mirrors, while most bedrooms benefit from fitted wardrobes. When new, the owners paid a £10,000 premium to secure the largest plot in the phase. The ground floor comprises a welcoming entrance hall, a spacious sitting room with bay window and patio doors to the garden, and an impressive open-plan kitchen/dining room. The kitchen is fully fitted with contemporary units, integrated appliances, breakfast bar, island seating, bay window to the front and glazed doors to the rear. A separate utility room with external door, study/home office and cloakroom complete this level. The first floor offers four bedrooms, including a generous principal bedroom with en-suite, fitted dressing area and bay window, along with a rear-facing bedroom, two front-facing bedrooms and a family bathroom. The second floor provides two further bedrooms, one with en-suite shower room and fitted wardrobes, both with roof lights. Outside, the property is set back behind a front garden with wrought iron railings and privet hedge. A private driveway offers parking for up to four vehicles and leads to a detached double garage. The south-facing landscaped rear garden features composite decking with lighting and power points, a level lawn with shrubs and specimen trees, and an additional decked seating area to enjoy the views.

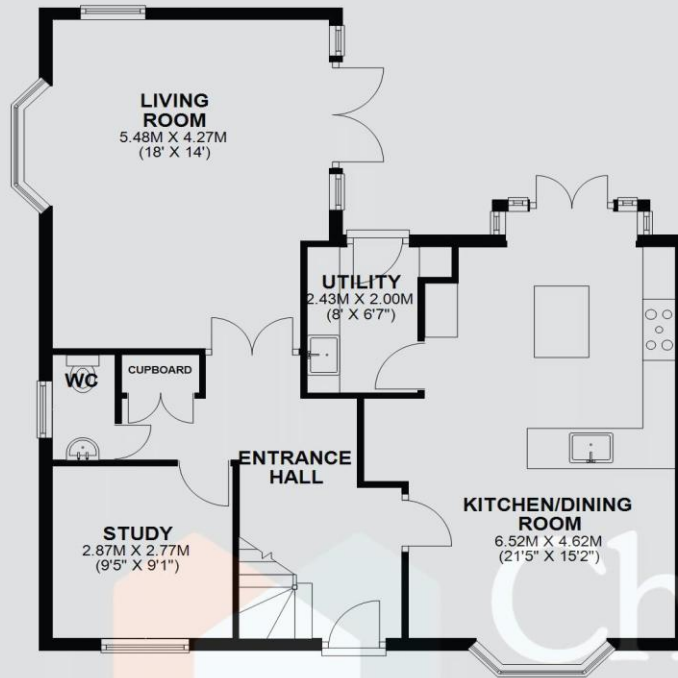
About the location

The village of Llanfoist is situated a mile from Abergavenny (a pleasant 15 minute walk across Castle Meadows), at the foot of the Blorenge Mountain which rises to some 1300 feet above the vale of the River Usk. Located with the Brecon Beacons National Park, the Monmouthshire & Brecon Canal and the Llanfoist Wharf are situated just above the village offering an excellent flat route for walking and cycling along the valley side, offering views across to the River Usk and the Black Mountains. On the edge of Llanfoist there is a Waitrose supermarket and petrol station, whilst in the village itself there is a post office, Indian restaurant, garden centre / nursery, garage / car dealership and a new Primary School. The A465, Heads of the Valleys road is close to the village giving easy access to Merthyr Tydfil, Cardiff, Swansea and West Wales (southbound) and Hereford (northbound). In addition the A40/A449 lead to the M4, M50 and M5 motorways and there is a mainline railway station in Abergavenny making the area excellent for commuters.





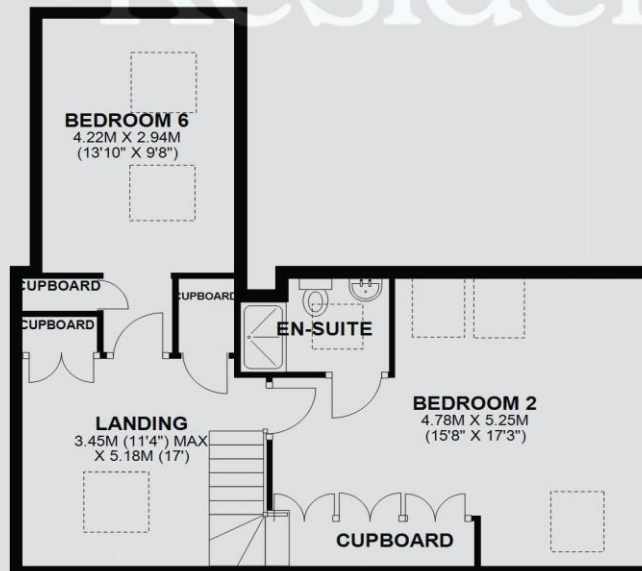
GROUND FLOOR
APPROX. 82.4 SQ. METRES (887.0 SQ. FEET)



FIRST FLOOR
APPROX. 78.0 SQ. METRES (840.0 SQ. FEET)



SECOND FLOOR
APPROX. 62.3 SQ. METRES (670.3 SQ. FEET)



TOTAL AREA: APPROX. 222.7 SQ. METRES (2397.4 SQ. FEET)



Directions

Leave Abergavenny on the Merthyr Road crossing the River Usk, take the first left at the roundabout then left at the traffic lights into Cooper's Way. The What3Words reference is letters.begins.alley

USEFUL information

COUNCIL TAX: Band G. 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 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.