

29 COMPANY FARM DRIVE

ABERGAVENNY | LLANFOIST | MONMOUTHSHIRE | NP7 5TL



P parrys

WELCOME TO 29 COMPANY FARM DRIVE

A modern home built in 2010 as part of a small, attractive development by Barratt Homes, offering spacious and well presented accommodation throughout. Situated on the edge of the popular village of Llanfoist, the property is ideally placed for easy access to Waitrose and the historic market town of Abergavenny, with scenic walks along the Monmouthshire & Brecon Canal just a short distance away.



- Modern 3 bedroom home built by Barratt Homes
- Well presented in neutral tones throughout
- Enclosed rear/side garden with lawn and patio area
- Off road parking for several vehicles
- Situated on the edge of the village of Llanfoist
- Close to amenities and transport links

THE PROPERTY

Enter through the front door to an entrance hall which leads through to the spacious sitting room with a window to the front. A door opens into the modern kitchen/dining room, fitted with a range of wall and base cupboards, an electric oven with gas hob and extractor hood over, and space for undercounter appliances as well as room for a dining table and chairs. French doors open out to the patio, creating the perfect spot to enjoy a morning coffee. A downstairs W.C. and a useful downstairs storage cupboard complete the ground floor accommodation.



FIRST FLOOR

Stairs rise to the first floor landing, where there are three bedrooms and the main family bathroom. The principal bedroom benefits from a built in wardrobe, and all of the bedrooms are neutrally decorated.



OUTSIDE

Outside, the property benefits from off road parking for several vehicles, with a driveway positioned to the side of the house. To the rear is the enclosed garden, comprising a paved patio area adjoining the house and extending to a lawned garden to the side, all bordered by wooden fencing. This attractive garden offers a good degree of privacy and includes practical features such as a useful side access gate. To the front, a gravelled area with mature shrubs sits either side of the path leading to the front door, creating a welcoming approach to the property.

INFORMATION

Offers in Excess of £295,000

EPC Rating: C. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Local County Council: Monmouthshire County Council.

Council Tax Band: D. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

Services: We understand that there is mains electricity, gas, water and drainage connected to the property.

Broadband: Ultrafast full fibre, standard and superfast broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach

Mobile: EE and O2 likely indoors. EE, Three, O2 and Vodafone likely outdoors. Please make your own enquiries via Ofcom.

Title: The house is registered under Title Number CYM564928 – a copy of which is available from Parys.

Agent's Notes: Not to construct any buildings on the property other than those within class C3 of the Town and Country Planning (Use Classes) Order 1987. Not to park any commercial vehicle, trailer or commercial machinery within the boundary. The property shall not be used for commercial use. Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers

Directions: From Abergavenny take the Merthyr Road out of town heading towards Llanfoist and proceed over the bridge. At the next roundabout (with Waitrose opposite) take the first exit towards Llanfoist then the first left turn at the traffic lights into Coopers Way. Proceed to the end of the road to the T-junction and then right into Company Farm Drive. The property will be found shortly on the right hand side.

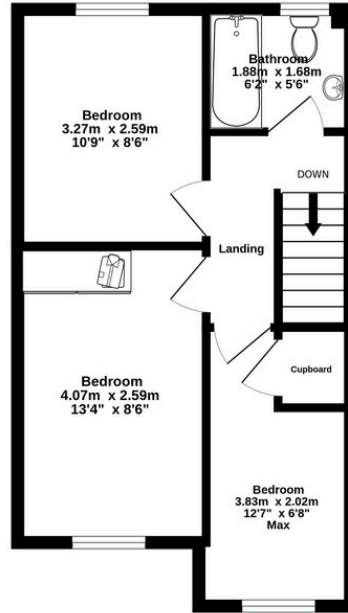
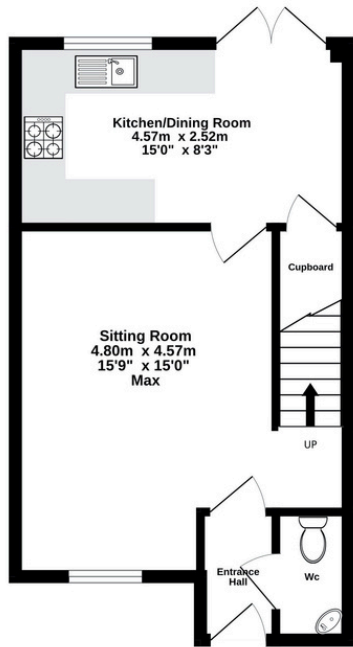
What 3 Words: ///zealous.spurtd.grain

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		86
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Watch the video tour here





29 Company Farm Drive Llanfoist Abergavenny NP7 9qa

TOTAL FLOOR AREA: 70.4 sq.m. (757 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



21 Nevill Street, Abergavenny, NP7 5AA | 01873 858990
abergavenny@parrys.com | www.parrys.com

Parrys Abergavenny Registered : 21 Nevill Street, Abergavenny NP7 5AA. Parrys Property (Abergavenny)
LLP Registration Number: OC314727. Parrys Rentals (Abergavenny) LLP Registration Number: OC386932



@parrysstateagents

P parrys

Ahead of the curve