



LLANVAIR KILGEDDIN

Guide price **£385,000**



TARA

3 St. Marys Close, Llanvair Kilgeddin, Abergavenny, Monmouthshire NP7 9YE



3 double bedroomed detached home
Cul-de-sac location with countryside views
No onward chain complications

Tucked away in a peaceful cul-de-sac within the charming village of Llanvair Kilgeddin, this three-bedroom detached residence enjoys an enviable setting surrounded by the rolling Monmouthshire countryside. The village itself offers a tranquil, community-focused lifestyle, while remaining superbly positioned between the popular market towns of Usk and Abergavenny, both renowned for their excellent range of independent shops, cafés, restaurants, and leisure facilities.

The area is particularly well regarded for its scenic beauty, with nearby walking routes, green open spaces, and access to the Brecon Beacons National Park, making it ideal for outdoor enthusiasts. Families benefit from a selection of well-regarded local schools, while everyday conveniences are easily accessible in the surrounding towns. Llanvair Kilgeddin also offers excellent connectivity, with strong road and rail links providing straightforward commuting to Cardiff, Bristol, London, and the Midlands, combining rural charm with modern convenience.



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KEY FEATURES

- Detached home
- 3 double bedrooms
- Kitchen and separate utility room
- Cul-de-Sac location
- Tandem Garage and driveway
- Countryside views to rear



STEP INSIDE



Stepping into the property, you are welcomed by a bright and inviting entrance hallway, setting the tone for the well-planned accommodation beyond. From here, a staircase rises to the first floor landing, while a conveniently positioned cloakroom/WC provides practical everyday use.

A door to the left opens into the main living room, a generously proportioned space filled with natural light from two large picture windows overlooking the front. A feature fireplace with a stone surround and display shelf creates an attractive focal point, adding warmth and character to the room.

Flowing seamlessly from the living room is an L-shaped dining room, offering a versatile space ideal for both formal entertaining and family meals. This room benefits from a side-facing window as well as French doors that open directly onto the rear garden, allowing for an easy indoor-outdoor lifestyle. Two built-in storage cupboards enhance practicality without compromising on space.

The dining area leads through to the kitchen, which is fitted with a range of white wall and base units complemented by laminated work surfaces. A rear-facing window provides a pleasant outlook, while integrated appliances include a double oven, hob with extractor hood over, and a dishwasher. The adjoining utility room continues the clean, functional design with additional white units and plumbing for a washing machine. Both the kitchen and utility room feature tiled flooring for durability and ease of maintenance, and a door from the utility room offers direct access to the rear garden.

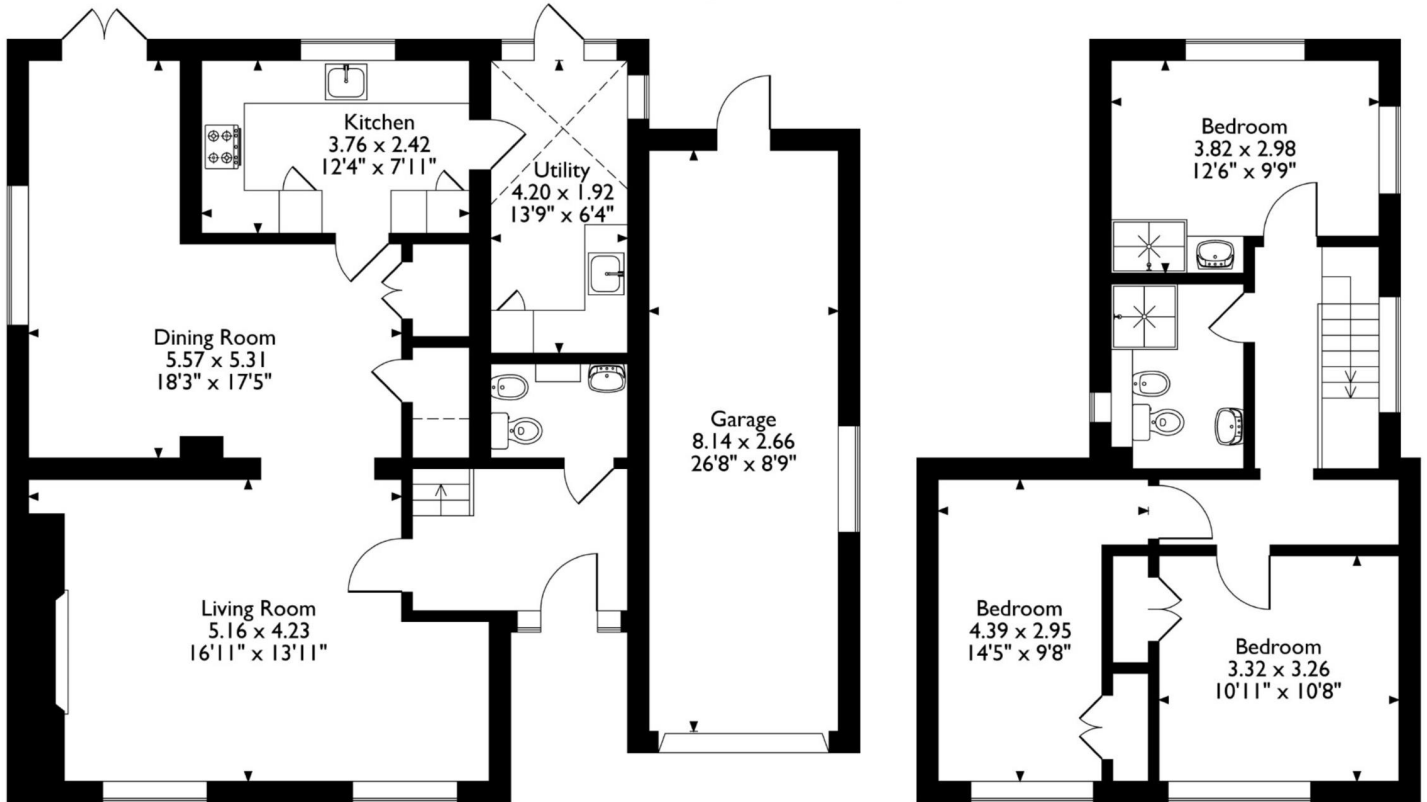
Tara, 3, St. Marys Close Llanvair Kilgeddin, Abergavenny, Monmouthshire

Approximate Gross Internal Area

Main House = 129 Sq M/1388 Sq Ft

Garage = 22 Sq M/237 Sq Ft

Total = 151 Sq M/1625 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, the first floor accommodates three well-proportioned double bedrooms.

The two front-facing bedrooms are equally spacious and include fitted wardrobes, providing ample storage.

The principal rear bedroom enjoys attractive countryside views and benefits from its own shower cubicle and basin.

Completing the accommodation is a modern family shower room, fitted with a white suite and a walk-in shower, offering a stylish and practical finish.

STEP OUTSIDE



Externally, the property is equally appealing, offering well-maintained gardens to both the front and rear. The front garden is predominantly laid to lawn and framed by a variety of mature shrubs and trees, creating an attractive and established outlook. A low retaining wall borders the pavement, adding definition, while a private driveway provides off-road parking and leads to the garage. The double-length tandem garage features an up-and-over door to the front and also benefits from a convenient rear access door into the garden.

To the rear, the garden offers a pleasant and private outdoor space, ideal for both relaxation and entertaining. A paved sun patio sits directly adjoining the house, complemented by a covered seating area accessed from the dining room, perfect for al fresco dining. A low retaining wall gently separates the patio from the main lawn, which is bordered by mature shrubs and trees, enhancing the sense of privacy and greenery.

INFORMATION

Postcode: NP7 9YE

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Mains

EPC: D



DIRECTIONS

What3words: milkman.fiery.atoms



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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