



Estate Agents

Taylor & Co

Abergavenny

Briardene

Llanfoist, Abergavenny NP7 9LJ

Asking Price
£227,500



Briardene

Llanfoist, Abergavenny, Monmouthshire NP7 9LJ

Two bedroomed semi-detached family home on an established and popular development on the periphery of Abergavenny
Great starter or retirement home with views to the front towards the Bloreng
Lounge | Kitchen | Conservatory | First floor bathroom | Driveway for off street parking | Garage
Ease of access to major road links | Favoured primary school and high school within the catchment area
No onward chain

Located on the fringe of Abergavenny and positioned in a highly favoured residential development in Llanfoist, this two bedroomed semi-detached family home sits in a cul-de-sac setting and enjoys views to the front towards the Bloreng. Neutrally decorated and offered to the market with no onward chain, this property has a conservatory and a garage and is ready to move into, making it suitable for a wide range of buyers particularly those seeking a perfect starter or retirement home, or as an investment for holiday letting or rental purposes.

SITUATION | In an ideal position within walking distance of the Village Hall which offers a variety of sports facilities including tennis courts, children's play area and several indoor activities; this family home is approximately one mile from the centre of Abergavenny with Castle Meadows, the Monmouth to Brecon Canal and the River Usk all close-by plus easy access to a nearby Waitrose Superstore with John Lewis at Home section and road links to the railway station, bus station and the national road network. The area is particularly well served with

schools for all ages, including the highly regarded Llanfoist Fawr Primary School and for secondary education, King Henry VIII can be found in the centre of town.

The area is internationally favoured as a foodie haven as well as an ideal base for professional and amateur leisure pursuits. For those seeking longer walks, there are pathways leading to the summit of Bloreng Mountain nearby from which colourful hang gliders may be observed. For comprehensive leisure and shopping amenities, the town centre boasts many individual boutique style shops, eateries and restaurants, grocery and newsagent stores, supermarkets, and many well-known high street shops.

Abergavenny also hosts a market several times a week. The town has its own cinema and leisure centre as well as several eateries for evening entertainment. Abergavenny railway station is approximately two miles away whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Bristol, Cardiff,

and west Wales and further afield to the M4 and the Midlands.

ACCOMMODATION

ENTRANCE PORCH | Double glazed entrance door, frosted double glazed window, radiator, coved ceiling, wall mounted consumer unit. Entrance door to:

LIVING ROOM | Double glazed window to the front aspect, staircase to the first floor, coved ceiling, wall mounted electric heater.

KITCHEN | The kitchen is fitted with a range of wall and base units, contrasting laminate worktops tiled splashbacks, inset stainless steel sink and drainer unit, inset electric hob with oven beneath, space for under counter fridge, space for washing machine, double glazed window to the rear, vinyl flooring, radiator. A door opens into:

CONSERVATORY | Double glazed windows to three sides, polycarbonate roof, vinyl flooring, wall light point, door opening into the rear garden.

FIRST FLOOR

LANDING | Loft access.

BEDROOM ONE | Two double glazed windows to the front with a view toward the Bloreng, built in cupboard housing Worcester combination boiler.

BEDROOM TWO | Double glazed window to the rear aspect, radiator.

FAMILY BATHROOM | Fitted with a modern suite in white to include a lavatory, pedestal wash hand basin, panelled bath with shower attachment over and glass shower screen, vinyl flooring, partly tiled walls, radiator, obscured double glazed window to rear.

OUTSIDE

FRONT | This family home is set back from the roadside and is approached via a single driveway providing off street parking and giving access to the garage, lawned garden enclosed by hedging to the front.

SINGLE GARAGE | Up 'n' over door, storage to the eaves, power and lighting, pedestrian door to rear garden.

REAR GARDEN | A good sized garden which is predominantly lawned and incorporates a small, paved seating area. The garden is enclosed to the sides by timber fencing, outside tap.

GARDEN



GENERAL

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

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

Council Tax | Band D (Monmouthshire County Council)

EPC Rating | Band C

Flood Risk | No flood risk from rivers or surface water according to Natural Resources Wales. For further information, see <https://flood-risk-maps.naturalresources.wales/>

Covenants | The property is registered with HMLR, Title Number WA267117. 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: <https://www.monmouthshire.gov.uk/planning>

Broadband | Standard, Ultrafast and superfast available: <https://www.openreach.com/fibre-checker>

Mobile network | EE & O2 likely, Vodafone and Three limited indoor coverage: <https://checker.ofcom.org.uk/>

Viewing Strictly by appointment with the Agents

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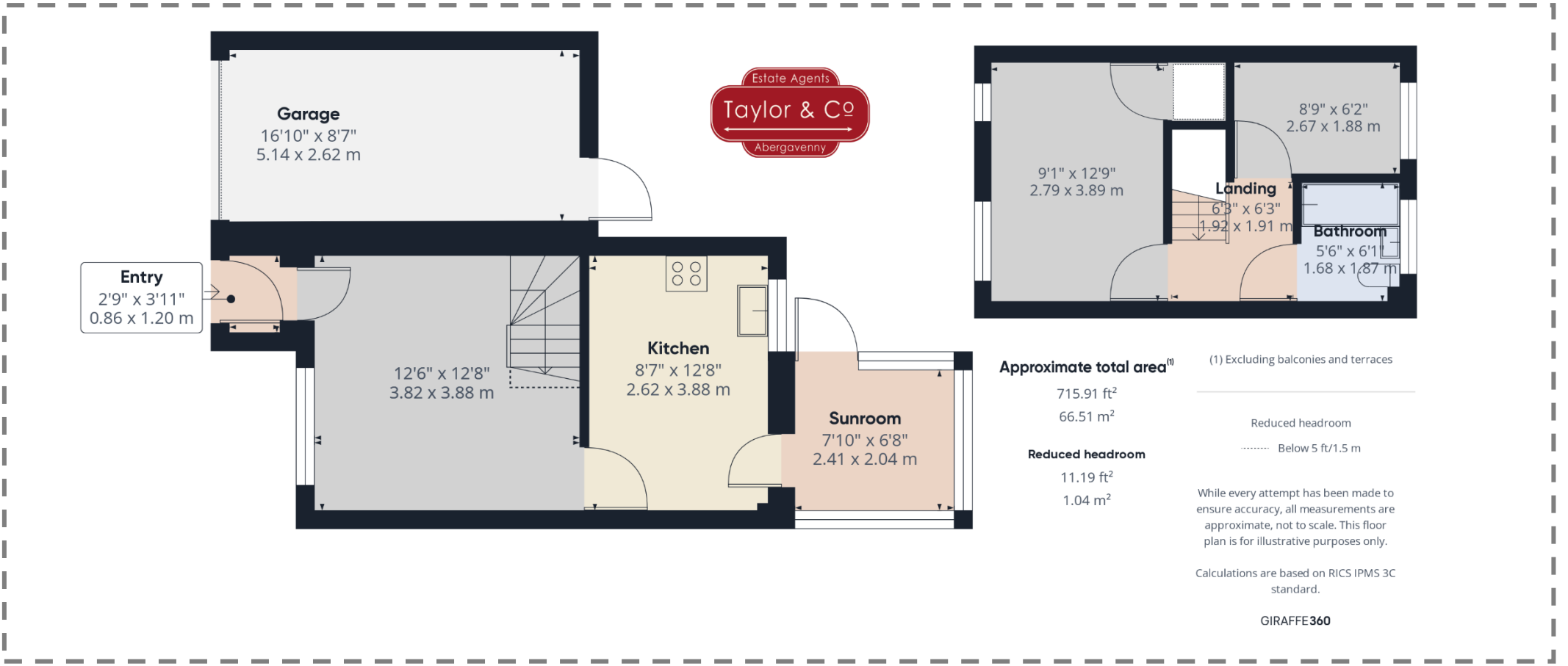
Reference AB389





Floorplan

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