



57 MAINDIFF DRIVE

LLANTILIO PERTHOLEY | ABERGAVENNY | MONMOUTHSHIRE | NP7 6PW

57 Maindiff Drive

A beautifully presented three-bedroom detached home built circa 2020 forming part of the popular Willow Court development in Llantilio Pertholey, on the northern edge of Abergavenny, circa 2 miles from the town. This spacious modern home is within easy reach of local amenities and transport links.

- Spacious, modern family home located on small select development
- Popular residential location on the fringe of Abergavenny town
- Superb open plan kitchen / dining room ideal for family living
- Useful utility room and downstairs WC
- Large principal bedroom with modern en-suite
- Low maintenance enclosed rear garden with wooden shed (currently used as a leisure room)

STEP INSIDE

The accommodation is located over two floors and is thoughtfully designed to provide a home for modern family living. Briefly comprising: entrance hall with door leading to the sitting room with south facing French doors opening onto the patio. On the opposite side of the entrance hall is the impressive open plan kitchen/dining room. The kitchen is fitted with comprehensive range of modern, base and wall cupboards and incorporating integrated appliances including fridge freezer, dishwasher, electric oven and hob with extractor hood over. The ground floor is completed by a separate utility room accessed from the kitchen, downstairs W.C. and useful understairs storage cupboard. To the first floor there are three bedrooms and a family bathroom. The spacious, principal bedroom with dual aspect windows is equipped with a modern, neutrally decorated en-suite shower room. The second bedroom is another generous sized double, again with dual aspect windows. The third bedroom is a well proportioned single bedroom. The modern bathroom is fitted with a white bathroom suite.





STEP OUTSIDE

The low maintenance south west facing rear garden comprises an extended patio with an expanse of lawn and includes a wooden shed (currently used as a leisure space). To the side of the property a driveway with parking.

DIRECTIONS

From Abergavenny proceed north on the Old Hereford Road towards Mardy. Continue along this road until you reach Maindiff Drive on the left-hand side. Continue along this road for approximately 0.2 miles and the property will be found on your left hand side.

LOCATION

Willow Court is a popular residential development just off the Hereford Road in Llantillio Pertholey at the northern fringe of Abergavenny, around 1 mile from the town centre. Whilst close to a local convenience store/post office and public house, Abergavenny town offers a wider 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 breath-taking Brecon Beacons / Bannau Brycheiniog 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.

AGENTS NOTES - CONSUMER PROTECTION REGULATIONS

Estate Agents are obliged, under the Consumer Protection Regulations, to provide any prospective buyers with any material information relating to properties that are being marketed. Parrys are committed to providing as much information as possible to enable buyers to make an informed decision with regard to both viewing and offering on a property.

ASKING PRICE

£350,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

B

SERVICES

We are advised that the property is connected to mains electricity, gas, water and drainage.

Broadband:

Standard broadband available subject to providers terms and conditions.

Please make your own enquiries via:

<https://www.openreach.com/fibre-broadband>

Mobile:

EE, Three, O2 and Vodaphone (Indoors and Outdoors). Please

make your own enquiries via:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

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

COVENANTS

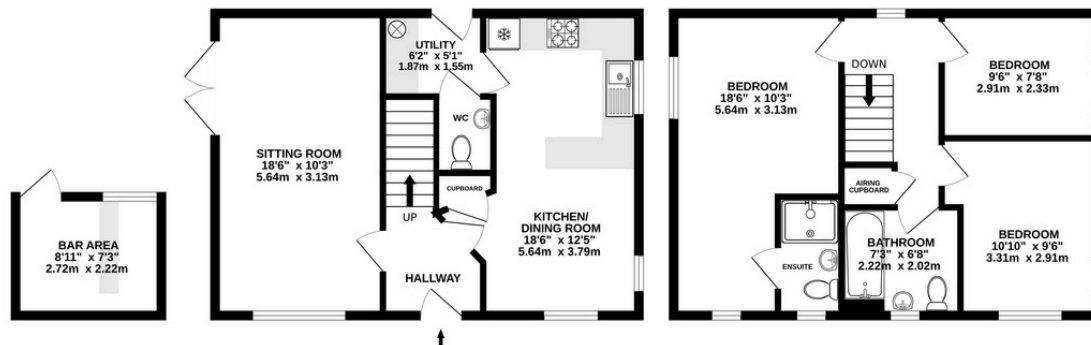
Title number CYM806595 - a copy of which is available from Parrys.

FIXTURES AND FITTINGS

Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.

1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



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TOTAL FLOOR AREA: 1023 sq.ft. (95.0 sq.m.) 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.

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Scan to view video of the house



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs		83	94

England & Wales EU Directive 2002/91/EC



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