



I MOUNTAIN VIEW

LLANFOIST | ABERGAVENNY | MONMOUTHSHIRE | NP7 9YA

I MOUNTAIN VIEW

Situated in a popular residential crescent alongside similar style properties and within a level stroll of walks along the Monmouthshire and Brecon Canal and good access to A roads. The house is typical of its era with much light and space, although requiring some modernisation, the property provides good sized living accommodation and offers much potential.

- Generous sized detached family home built circa 1970
- Imposing views toward the Bloreng Mountain
- Circa 1 mile from Abergavenny town centre
- Excellent access to A roads
- Garage and driveway
- Requiring some modernisation



STEP INSIDE

From the porch enter into the hallway which provides access to the principal downstairs rooms. The accommodation in brief comprises; sitting room with imposing views towards the Bloreng Mountain, an open plan fitted kitchen/ breakfast room with picture windows and door opening to the rear garden, dining room and internal door to the garage which is complimented by a useful storage area to the rear.

FIRST FLOOR

The landing is bright and spacious and leads to three double bedrooms, one single bedroom and the family bathroom. One bedroom is 'dormer style' with a sloping ceiling.





AGENT'S 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

Offers in Excess of £375,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

D

SERVICES

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

Broadband: Gfast, standard and superfast 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 Vodafone (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 - F. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

COVENANTS

Please be aware that the title is currently unregistered, but the paper title deeds are with the vendors' solicitor. Parrys are not aware of any onerous covenants contained within the title.

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.

STEP OUTSIDE

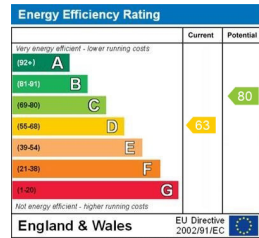
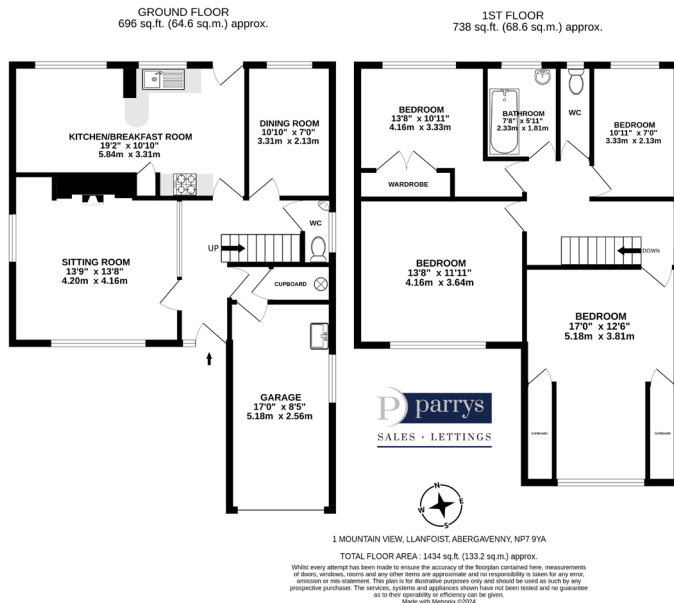
A driveway provides off road parking in front of the integral garage which has storage space to the rear. The private rear garden is enclosed by a stone wall and can be accessed via the side of the garage and a wrought iron pedestrian gate from the side, which leads to a generous sized paved patio garden with an area which is ready for planting. To the side of the house is a lawned garden.

LOCATION

The property is located in the conveniently located village of Llanfoist which has a Waitrose, restaurant, public houses, a village hall and a well-regarded modern primary school. 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 / Bannau Brycheiniog with the Monmouthshire & Brecon Canal a short distance away for beautiful walks.

DIRECTIONS

Take the Llanfoist Road from Abergavenny, passing Waitrose supermarket on the right hand side. Continue into the village of Llanfoist, after passing the Kia Motors garage on the right, take the next left hand turning into Mountain View. Number 1 is the first property on the left hand side.



Spacious family home
with views towards the
Blorange Mountain



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Ahead of the curve