



# 57 ST HELENS CRESCENT

LLANELLEN | ABERGAVENNY | MONMOUTHSHIRE | NP7 9HN

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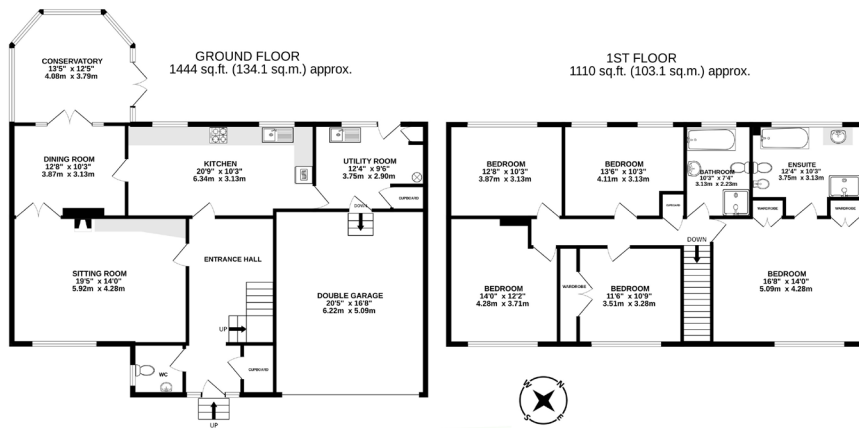
One of three substantial properties built in the 1970s offering spacious living accommodation sitting in a plot with generous gardens to the front and rear. The house is typical of the period with large windows flooding each room with light. The house requires modernisation throughout offering a rare opportunity to purchase a property situated in a village location in an established residential area yet within 10 minutes' walk of open countryside with the paths leading through the Brecon Beacons/Bannau Brycheiniog National Park and to more gentle walks along the Brecon and Monmouth Canal. The house is complemented by a private driveway with parking for several vehicles and an integral double garage.

- Spacious 5 bedroom house with mature gardens
- Requiring modernisation and updating
- In the sought after village of Llanellen just 2 miles from Abergavenny
- On the edge of the Brecon Beacons / Bannau Brycheiniog National Park
- Driveway with parking and garage
- Mountain views

## STEP INSIDE

Enter the house through the front door stepping into a good sized entrance hall with doors to the ground floor accommodation. Immediately off the entrance hall is a cloakroom with W.C and wash hand basin and a useful cupboard for coats and boots. To the left of the entrance hall is a door leading to a sitting room with feature fireplace and large window overlooking the front garden. Continue through double doors to the dining room and beyond into the conservatory. The conservatory has windows overlooking the mature gardens. The spacious kitchen is accessed by doors from both the entrance hall and the dining room, a window to the rear again provides views across the garden. From the kitchen is a door to a useful utility/boot room with space for laundry appliances and a door to outside. The double garage is accessed from the utility room.

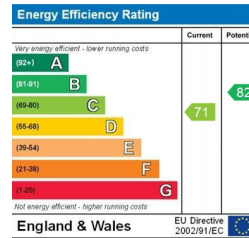




57 ST HELENS CRESCENT, LLANELLEN, ABERGAVENNY, NP7 9HN

TOTAL FLOOR AREA: 2553 sq.ft. (237.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 Metronix 0204.



## 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 the Region of £550,000

### TENURE

Freehold.

### ENERGY PERFORMANCE RATING

C

### SERVICES

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

**Broadband:** 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 - G. 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 CYM526656

Not to construct any buildings on the property which would restrict extensions and additions and possibly alterations.

### 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.



### FIRST FLOOR

Stairs rise from the entrance hall to the first floor landing with access to the 5 bedrooms and family bathroom. To the rear of the first floor are two bedrooms with views across the garden and the family bathroom, a further two bedrooms are situated to the front of the house. Spanning the whole width of the first floor, above the garage, is the principal bedroom suite with window to the front and door to the en-suite bath and shower room. The principal bedroom and one of the other bedrooms have useful fitted wardrobes.

### STEP OUTSIDE

Aside from the size of accommodation on offer with the house, one of the main features of the property is the mature and generous gardens. The house is set away from the road with a

front garden providing privacy from the road. The front garden has a lawn adjoining a driveway with ample parking space for several vehicles. A side access leads to the enclosed, mature rear garden, again generous in size and with lawn and planted borders together with a number of specimen trees and enjoys mountain views.

### LOCATION

Llanellen is a popular village community situated in the heart of the Usk Valley surrounded by beautiful scenery. The area is renowned for its delightful rural walks through open countryside, woodland and rugged mountain terrain. For a gentler pace, walks can be enjoyed along the Monmouthshire & Brecon Canal which is just a few hundred yards away from the village. The property is ideally placed to take advantage of excellent road and rail connections to Newport, Cardiff, the Midlands and London. Abergavenny offers a wide range of shops, primary and secondary schools, banks, doctors, dentists, a library and a general hospital. There is also a leisure centre with swimming pool, a cinema, theatre and the area is renowned for its many high quality restaurants.

### DIRECTIONS

Proceed south from Abergavenny on the A4042 towards Llanellen. Go over the stone humpback bridge and turn right at the village hall. Turn right at the next junction then left into St Helens Crescent where the property will be found a short distance along on the right hand side.



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Spacious family home  
requiring some  
modernisation



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