



# 10 COED Y BRENIN

LLANTILIO PERTHOLEY | ABERGAVENNY | MONMOUTHSHIRE | NP7 6PY

# 10 Coed y Brenin

A well presented modern family home on a small development on the outskirts of Abergavenny town. The house is surprisingly spacious offering accommodation over 3 floors and a private rear garden. The front of the property offers ample off road parking and the rear garden is of a generous size and offers a pleasant outlook towards the surrounding trees and The Y Fenni River

- Well presented, modern family home
- Built in 2012 by award winning developers, Linden Homes
- Small development on outskirts of Abergavenny
- Spacious accommodation over 3 floors
- 4 bedrooms, 2 of which are ensuite
- Integral garage and driveway parking

## STEP INSIDE

The accommodation briefly comprises on the ground floor: Entrance hall with a door to the garage, downstairs cloakroom and an open arch to the modern kitchen which overlooks the front of the property. To the rear of the house is an open plan sitting/dining room with a useful understairs cupboard and French doors to the garden room which gives access down the steps to the rear garden. On the first floor there is a principal bedroom suite with dressing room and ensuite shower room, two further bedrooms and a family bathroom. To the second floor is a guest bedroom with ensuite shower room.





### STEP OUTSIDE

To the front on the property is a private driveway with access to the integral garage and a decked seating area. The rear garden has a raised decked area accessed from the garden room with steps down to a fully enclosed lawned garden. The rear garden is of a generous size and offers a pleasant outlook towards the surrounding trees and The Y Fenni River.

### LOCATION

Llantilio Pertholey is approximately 1.8 miles from Abergavenny town which offers a wide range of amenities including supermarkets, individual shops, banks, doctors, dentists, library, cafes, restaurants, post office, schools and local general hospital. The town has a leisure centre with indoor swimming pool, a theatre and a cinema and Abergavenny and the surrounding area is now well known for its many high quality restaurants and food producers and hosts a popular Food Festival twice a year along with a number of other events throughout the year. Abergavenny has good road and rail links for commuting. There is easy access from the property to the A465 (for Merthyr and Hereford) and A40/A449 linking to the M4, M5 and M50 for London, Cardiff, Bristol and the Midlands. Abergavenny has a main line railway station.

### DIRECTIONS

From Abergavenny take the Hereford Road out of town towards Mardy. Pass through Mardy and shortly before reaching the A465 the new development of Coed y Brenin will be found on your right-hand side. Turn into the development and bear left. The property can be found along this road on the right hand side.

### ASKING PRICE

Offers in Excess of £475,000

### TENURE

Freehold.

### ENERGY PERFORMANCE RATING

C

### SERVICES

We understand that there is mains electricity, gas, water and drainage connected to the property. There is a septic tank.

Broadband:

Standard, superfast and ultrafast full fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach

Mobile:

02 likely indoors. EE, Three, 02 and Vodaphone likely outdoors. Please make your own enquiries via Ofcom.

### 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.

### TITLE

The house is registered under Title Number CYM597118- a copy of which is available from Parrys.

The following covenants apply:

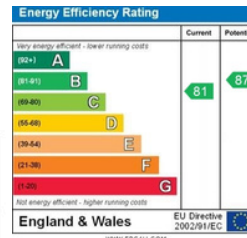
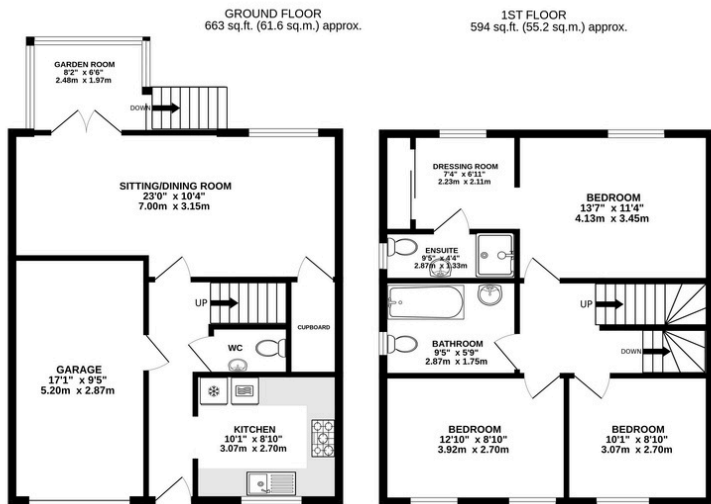
- To pay reasonable proportion of the expense of repairing and maintaining all party structures, sewers, drains, watercourse pipes conduits wires and cables.
- The garage shall not at any time be converted to habitable accommodation

### 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.

### 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.



10 COED Y BRENIN, LLANTILIO PERTHOLEY, NP7 6PY  
TOTAL FLOOR AREA : 1618 sq.ft. (150.3 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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