



SUNNYBROOKE

LLANELLAN ROAD | LLANFOIST | ABERGAVENNY | MONMOUTHSHIRE | NP7 9NF

Sunnybrooke

This beautiful semi detached cottage is believed to have been part of the first house to be built in Llanfoist dating from the 1800's. This lovely cottage is situated on a quiet one-way street in the popular village location of Llanfoist just 1.5 miles from the historic town of Abergavenny. Sunnybrooke is well presented throughout with an enclosed private garden with lawn and raised patio areas where you can sit and enjoy the mountain views.

- Delightful semi detached double fronted period cottage
- In the sought after village of Llanfoist close to amenities
- Located circa 1.5 miles from the historic town of Abergavenny
- Enjoying modern comforts whilst retaining much character
- Enclosed private garden with lovely mountain views

STEP INSIDE

The property enjoys modern comforts whilst retaining much of its charm and character to include exposed beams, stone walls, fireplaces and shutters to some windows. Sunnybrooke is well presented throughout with an enclosed private garden with lawn and raised patio areas where you can sit and enjoy the mountain views. The accommodation comprises an entrance hall, a modern kitchen/ dining area sits at the heart of this family home and is well fitted, tastefully designed and decorated with a combination of contemporary touches and period features including a multi fuel stove. A door from the kitchen leads into the useful utility room with separate cloakroom. A family room with an open fireplace and French doors leading onto the garden completes the ground floor accommodation. On the first floor there are three bedrooms and a bathroom with double ended bath and separate shower.

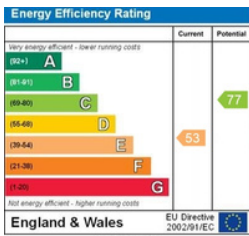




STEP OUTSIDE

The garden can be accessed from the dining room and kitchen through French doors. The property has a well maintained southerly facing enclosed garden with a level lawn and a raised patio area where you can sit and enjoy the lovely mountain views in privacy. Raised flower beds can be found on the border of the garden offering a mixture of plants and shrubs. There is on street parking to the front of the property.

Scan to view video of the house



LOCATION

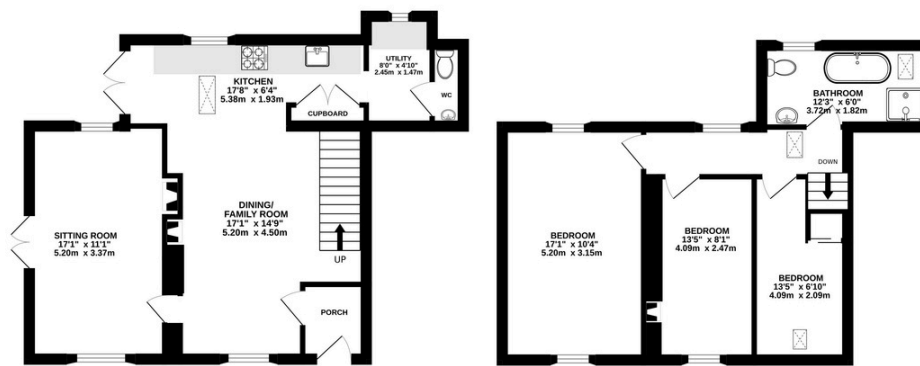
The village of Llanfoist is within the Brecon Beacons/ Bannau Brycheiniog National Park and offers local amenities including a restaurant, school, post office and a local hall hosting a range of activities. The Brecon and Monmouth Canal skirts the village and much work has been done to improve local walkways and footpaths so that the surrounding countryside can be easily enjoyed. The nearby town of Abergavenny offers a wide range of amenities including shops, supermarkets, secondary school, banks, doctors, dentists, theatre, cinema, library and local general hospital. The town has a leisure centre with indoor swimming pool and the surrounding area is now well known for its many high quality restaurants. Abergavenny has good road and rail links for commuting and the property is situated within easy reach of road links (A40/A449) to the M4, M5 and M50 motorways for Cardiff, Bristol and Birmingham and the A465 for Merthyr, Brecon and Hereford.

DIRECTIONS

From Abergavenny take the Merthyr Road out of town. Upon reaching the roundabout by Castle Meadows, take the left-hand turning proceeding over the bridge. At the next roundabout (with Waitrose opposite) go straight over towards the next roundabout and take the second exit and proceed until you reach the next small roundabout. Continue into the village of Llanfoist and take the turning left before the Indian restaurant into Kiln Road. Turn left at the junction on Llanellen Road and the property can be found a short distance along this one-way road on your right hand side.

GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.

1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



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SUNNYBROOKE, LLANELLEN ROAD, LLANFOIST, NP7 9NF
TOTAL FLOOR AREA: 1065 sq.ft. (98.9 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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ASKING PRICE

£350,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

E

SERVICES

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

Broadband:

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

Mobile:

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

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

Band - D. 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 CYM740501 – 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.

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.

AGENTS NOTES

Planning permission is under consideration for a single storey dwelling with associated works for the plot next door. Planning reference: DM/2023/00607



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