

# 51 FFORD SAIN FFWYST

LLANFOIST | ABERGAVENNY | MONMOUTHSHIRE | NP7 9QF



P) parrys

# WELCOME TO 51 FFORDD SAIN FFWYST

Tucked away at the end of a cul-de-sac with an open outlook in a modern development, this beautifully presented four-bedroom detached home offers bright and spacious rooms and is situated in a generous plot which includes off road parking and a garage.



- Detached, modern family home
- Situated towards the end of a quiet cul-de-sac
- Popular development situated in the village of Llanfoist
- Countryside views to the front

- Modern kitchen and dining area
- Four bedrooms
- Two driveways and single garage

## THE PROPERTY

Step inside this modern family home, which briefly comprises: Welcoming entrance hall leading to both front facing reception rooms. There is a spacious open plan kitchen and dining area fitted with sleek modern base and wall cupboards accompanied with electric oven and gas fired hobs, with space for a large kitchen table. This area feels like the heart of the home, perfect for modern living. Completing the ground floor accommodation is a useful utility room, with undercounter spaces for white goods appliances and cloakroom/W.C. Stairs rise from the entrance hall to a spacious first floor landing, with access to 4 bedrooms and the main family bathroom. The principal bedroom comes with a modern en-suite shower room with W.C. The three front facing bedrooms enjoy far reaching countryside views.



## OUTSIDE

The westerly facing garden is spacious, with an attractive paved patio area adjacent to the property, approached through the double patio doors from the dining area. There is a well tended lawn area with a mixture of shrub plants helping define the borders. To the front of the property is a pedestrian path leading up to the front door, flanked on either side by lawn, accompanied by a mid-level perimeter hedge. There is driveway parking for two vehicles leading to the up and over door of the single garage. There is also driveway parking to the rear of the garage with space for one car. The garage is accessible from the rear garden.



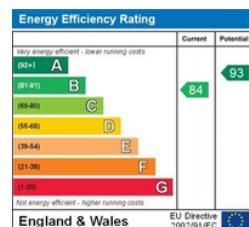
## INFORMATION

**PRICE:** £435,000

**EPC Rating:** B. To view the full EPC please visit [www.gov.uk](http://www.gov.uk)

**Tenure:** Freehold.

**Local County Council:** Monmouthshire County Council.



Watch the video tour here



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

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

**Broadband:** Standard, superfast and ultrafast 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.

**Title:** The house is registered under Title Number CYM698694 – a copy of which is available from Parrys.

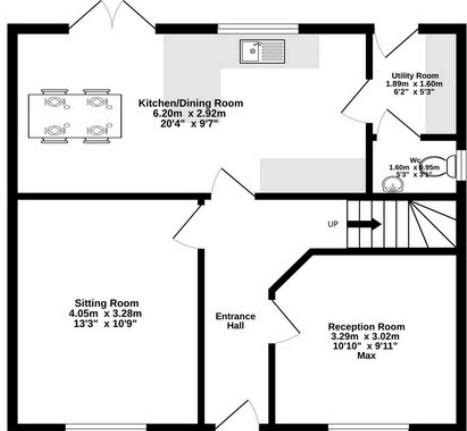
**Agents Notes:** Remus Management Ltd - Estate Rent charge £211 per annum. The land the property overlooks cannot be built on as Greater Crested Newts are located there.

**Directions:** From Abergavenny town centre take the Monmouth Road to the Hardwick roundabout and the third exit to the A465 towards Merthyr Tydfil. Take the first exit and at the first roundabout take the first exit with 'Brewers Fayre' on your left-hand side. At the second roundabout take the second exit towards the residential estate and follow the road around to the left. Continue to the end of this road and the property can be found on the corner on your right hand side.

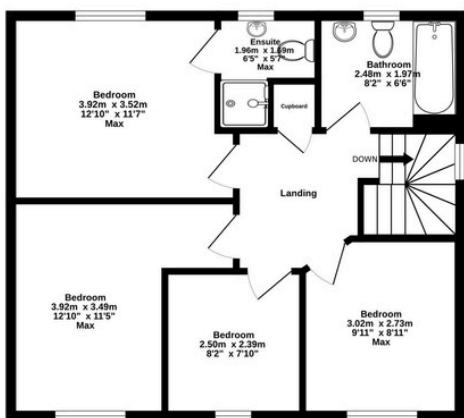
What 3 Words: //village.zoomed.headboard

**Location:** The property is located in the conveniently positioned 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.

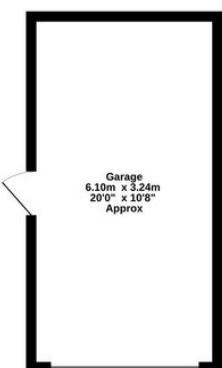
Ground Floor  
54.3 sq.m. (585 sq.ft.) approx.



1st Floor  
54.2 sq.m. (583 sq.ft.) approx.



2nd Floor  
19.8 sq.m. (213 sq.ft.) approx.



TOTAL FLOOR AREA : 128.2 sq.m. (1380 sq.ft.) 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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Ahead of the curve