



THE NEVERN

THE GROVE | LLANFOIST | ABERGAVENNY | MONMOUTHSHIRE | NP7 9ND

P parrys
Ahead of the curve

The Nevern

A 2 bedroom detached flat over parking spaces situated on the popular new build development 'The Grove' in Llanfoist.

- Cleverly designed home set all on the first floor
- Open-plan kitchen and lounge
- Two large double bedrooms, one with ensuite
- Two private parking spaces and rear garden
- Peaceful village location with excellent local amenities
- Superb road and rail connections



STEP INSIDE

This new home is set on the first floor with access from a central staircase. Upstairs is an open plan kitchen/ living area, main bathroom featuring Porcelanosa tiling, a useful airing cupboard and two double bedrooms, one of these featuring an en-suite.

STEP OUTSIDE

There are two allocated parking spaces and a private rear garden.

THE GROVE

The Grove is a collection of 2-5 bedroom homes located in the picturesque village of Llanfoist surrounded by countryside views of the Brecon Beacons. This new home is just minutes away from the much loved market town of Abergavenny.



LOCATION

The property is conveniently located in the village of Llanfoist which has a Waitrose, restaurants, public houses, a village hall and a well-regarded modern primary school within walking distance. 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 with the Monmouthshire & Brecon Canal a short distance away for beautiful walks. Abergavenny offers a bus station, mainline railway and excellent transport links via the A465, A40, A449 and onto the M4/M5 and M50 motorway networks.

AGENTS NOTES

NHBC 10 Year New Home Warranty.

Help to buy Wales available.

Some Images used are computer generated provided by Candleston for illustrative and marketing purposes.

Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.

ASKING PRICE

£249,950

TENURE

Freehold.

ENERGY PERFORMANCE RATING

B

SERVICES

We understand that there is mains electricity, gas, water and drainage connected to the property. Gas central heating throughout with thermostatically controlled radiator valves

Broadband:

Please make your own enquiries via Openreach.

Mobile:

Please make your own enquiries via Ofcom.

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

TBC

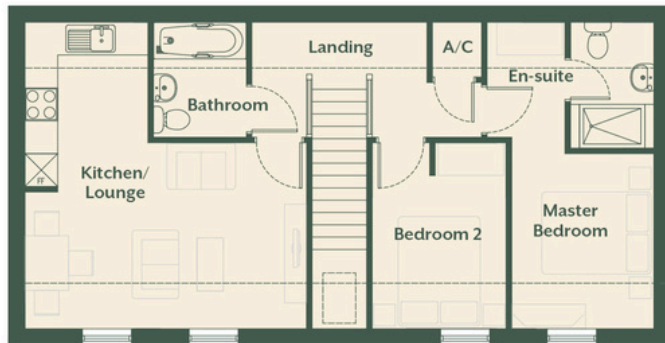
TITLE

The house is yet to be registered.

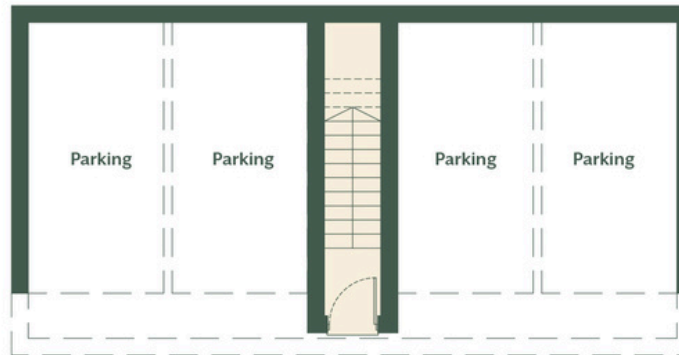
DIRECTIONS

From Abergavenny take the Merthyr Road out of town heading towards Llanfoist and proceed over the bridge. At the roundabout (with Waitrose opposite) take the first exit towards Llanfoist, continue over the next roundabout and after a short distance, turn left onto the B4269 / Gypsy Lane. Continue along this road for approximately 0.5 of a mile and The Grove will be in front of you.

What 3 Words: ///appetite.alleyway.holdings



First Floor



Ground Floor



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21 Nevill Street, Abergavenny NP7 5AA | Tel: 01873 858990 | abergavenny@parrys.com

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