

# THE HAWARDEN

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



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# WELCOME TO THE HAWARDEN

Situated on the highly desirable new development The Grove, The Hawarden is an impressive five-bedroom detached home set across three floors in the sought-after village of Llanfoist, just minutes from the beautiful market town of Abergavenny. This exceptional home is packed with premium features and built for modern living – ideal for growing families, remote working, or simply enjoying more space and style.



- Expansive open-plan kitchen/dining/family space
- French doors opening to a private garden – perfect for entertaining
- Separate lounge and home office/study
- 5 generous bedrooms, 2 with en-suites
- Garage and private driveway
- Peaceful village location with excellent local amenities
- Superb road and rail connections

## THE PROPERTY

The ground floor boasts a modern open-plan kitchen/dining/family area with two sets of double doors opening out onto the rear garden, there is also a large utility, with side access, plus a separate study and spacious lounge. The first floor hosts three double bedrooms (one with ensuite), as well as a family bathroom, while there are two further double bedrooms on the top floor together with a separate shower room. The Hawarden is certainly not short on space.



## OUTSIDE

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The property is approached via double wrought iron gates on to a tarmacadam driveway which provides parking for several vehicles and access to the garage. The garden is mainly laid to lawn and is bordered by wooden and wire fencing and walling. The garden is slightly sloping to both sides and wraps around the property to the rear with a paved path and steps leading to the rear patio providing a seating area with fantastic views.



## INFORMATION

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**PRICE:** £569,500

**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.

**Council Tax Band:** TBC.

**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.

**Title:** The house is yet to be registered.

**Agents Notes:** NHBC 10 Year New Home Warranty. Flooring included. Some Images used are computer generated provided by Candleston for illustrative and marketing purposes.

**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

**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.

**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 / Bannau Brycheiniog. This new home is just minutes away from the much loved market town of Abergavenny.

All measurements, floorplans and land plans are for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents and are for general guidance only. Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon and all information is to be verified by the solicitor acting for the buyer(s). Please note Parrys have not tested any apparatus or services and, therefore, no guarantee can be given that they are in working order. Photographs are shown for marketing purposes and it must not be assumed that any of the fixtures and fittings shown are included with the property, unless specifically mentioned within the sales particulars, some fixtures and fittings may be available by separate negotiation. Copyright © Parrys Property (Abergavenny) LLP Registered Office: 21 Nevill Street, Abergavenny NP7 5AA Registration Number: OC314727"





Ground Floor Plan



First Floor Plan



Second Floor Plan



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

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