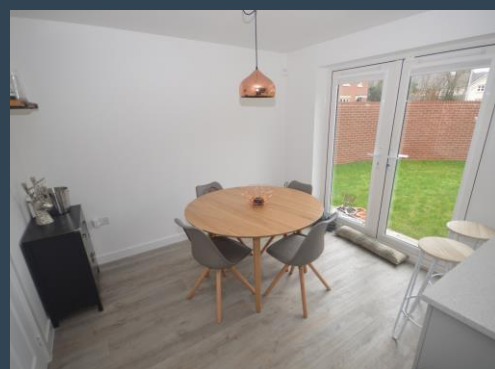


CHRISTIE

R E S I D E N T I A L



36 MAINDIFF DRIVE, LLANTILIO PERTHOLEY, ABERGAVENNY, NP7 6PX

A stylish and immaculately presented three bedroom detached home located on Willow Court, a popular residential development in Llantilio Pertholey to the north of Abergavenny. Benefits include an 18' kitchen/diner, master bedroom with en-suite shower room and driveway parking. No Onward Chain.

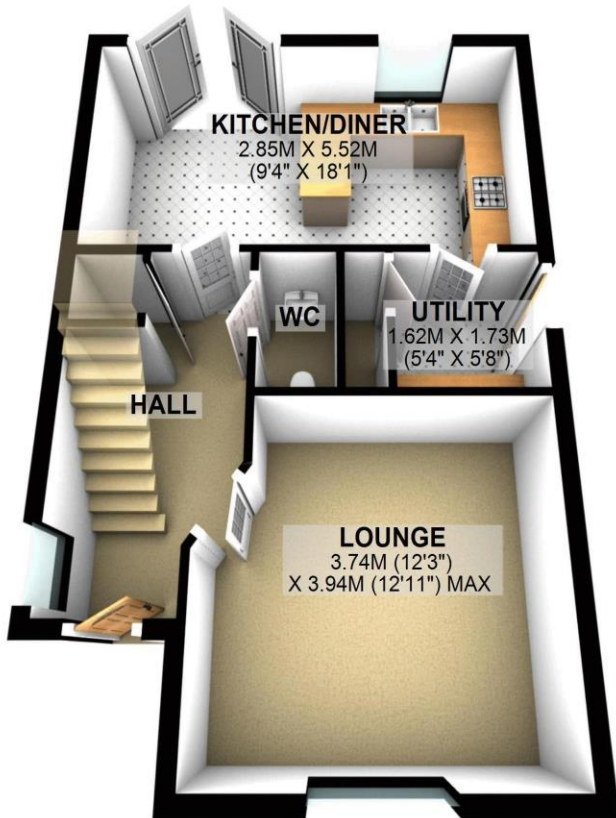
- Three Bedroom Detached
- Lounge
- Stylish Kitchen/Diner
- Bathroom & Shower Room
- Utility Room & Downstairs WC
- Low Maintenance Rear Garden

PRICE	£259,950
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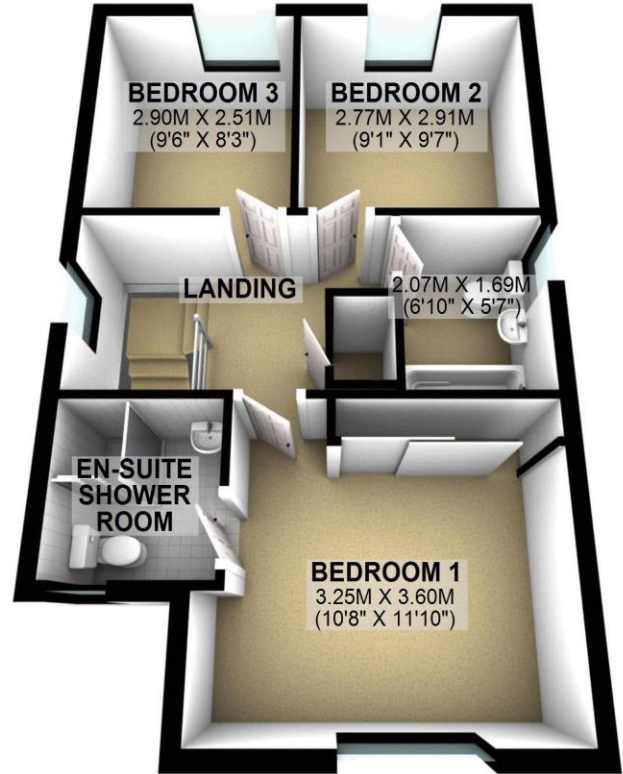
GROUND FLOOR

APPROX. 44.1 SQ. METRES (474.9 SQ. FEET)



FIRST FLOOR

APPROX. 43.5 SQ. METRES (468.5 SQ. FEET)



TOTAL AREA: APPROX. 87.6 SQ. METRES (943.4 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

CHRISTIE

R E S I D E N T I A L

ABOUT THIS PROPERTY

A superbly presented three bedroom, detached house situated in the popular Willow Court development in Llantilio Pertholey, on the north edge fringe of the market town of Abergavenny. This near-new home affords well proportioned accommodation accompanied by a stylish finish throughout. The ground floor accommodation comprises a welcoming entrance hall, lounge, 18' kitchen/diner include quartz worktops, separate utility room and downstairs WC. Upstairs there is a master bedroom with extensive fitted wardrobes and en-suite shower room, two further generous bedrooms and a fully tiled family bathroom. To the side there is a driveway providing parking for two vehicles, while to the rear the property benefits from a low maintenance, walled garden mainly laid to lawn and enjoying an open aspect. It should be noted that the property enjoys a range of additional extras not included as standard in other properties sold on Willow Court and as such represents an excellent opportunity for buyers looking to move straight into a stylish modern home with the minimum of fuss. Offered with no onward chain.

ABOUT THE LOCATION

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Bloreng and the Sugar Loaf mountains, Abergavenny is known as the 'Gateway to Wales'. It is situated twelve miles from the English border and just south of the Black Mountains in the Brecon Beacons National Park. Steeped in history Abergavenny was originally a Roman Fort then a medieval walled town. It is now a market town with arguably more life than nearby Usk and Monmouth. It offers a wide range of amenities with major supermarkets, weekly retail and farmers markets, a high street comprising of recognized chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. Its location means that Abergavenny acts as the major transport hub for the area. The railway station allows easy access to anywhere on the rail network. The A465, Heads of the Valleys Road is one mile out of town with the M50 / M4 a further 25 minutes away.

DIRECTIONS

From our office on Cross Street (NP7 5EU) follow Monk Street (A40) north miles as it becomes Hereford Road. After 1.3 miles turn left into Maindiff Drive.

USEFUL INFORMATION

COUNCIL TAX: Band F. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via CHRISTIE RESIDENTIAL on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, CHRISTIE RESIDENTIAL.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Please be aware that neither CHRISTIE RESIDENTIAL nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, CHRISTIE RESIDENTIAL have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via CHRISTIE RESIDENTIAL, as owners' agents.