

# CHRISTIE

R E S I D E N T I A L



## 2 SUGARLOAF DRIVE, THE CUTTING, LLANFOIST, ABERGAVENNY, NP7 9BR

A superb two double bedroom, modern home, situated on a residential cul-de-sac in the village of Llanfoist near Abergavenny. Offering an exceptional finish throughout, the property affords generous accommodation and further benefits from allocated parking and a south facing garden with views of the Bloreng Mountain.

- Two Double Bedrooms
- Large Loft Room
- Kitchen With Integrated Appliances
- 17' Lounge/Diner
- Modern Four Piece Bathroom
- Low Maintenance Rear Garden

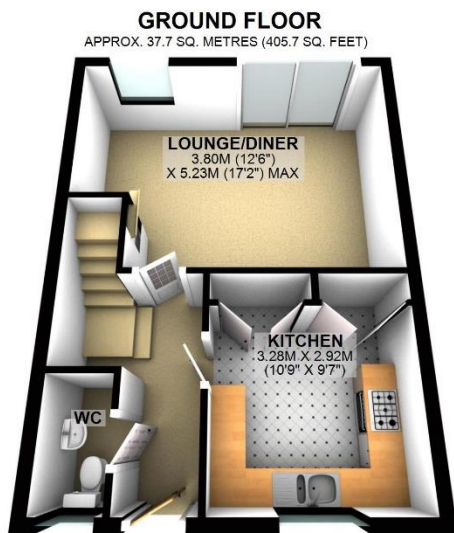
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PRICE	£299,950
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TOTAL AREA: APPROX. 94.3 SQ. METRES (1014.7 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



# CHRISTIE

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## ABOUT THIS PROPERTY

A superb two bedroom mid-terrace home, built in 2018 and situated on a residential cul-de-sac in the village of Llanfoist, a short distance from the wide ranging amenities of Abergavenny. The property is offered in excellent order and has been finished with the highest quality fixtures and fittings throughout. The ground floor accommodation comprises a hall that leads to the 17' lounge/diner with French doors to the rear garden. To the front there is a fitted kitchen with extensive fitted units and integrated appliances and a downstairs WC. It should also be noted that underfloor heating runs throughout the ground floor. On the first floor there is an airy landing, a large double bedroom with southerly views to the Bloreng Mountain, a second double bedroom and sumptuous four-piece bathroom with free standing slipper bath. On the second floor there is a large loft room with in-eaves storage, which provides flexible additional accommodation. The property is set back behind a driveway providing parking for two cars. The low maintenance garden is dominated by the spectacular view and comprises a patio to the fore, area of artificial grass for ease of maintenance, with steps down to a gravelled rear section with timber garden store. This is a wonderful modern home that further benefits from ease of access to a wealth of local amenities including Waitrose Supermarket and local Primary School.

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, popular bi-weekly market, a high street comprising of recognised chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. Abergavenny is world renowned for its Food Festival which brings the UK's best chefs and culinary experts to the town every September. The town also offers a rich and vibrant range of cultural options including the Borough Theatre which offers an all year round programme of professional and amateur events, and the annual Abergavenny Writing Festival. 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 in Cross Street (NP7 5EU) follow the Monmouth Road (A40) for 0.9 miles take the fourth exit at the roundabout onto the A465 (Heads of the Valleys Road). Take the first exit (signposted Llanfoist), then take the second exit at the mini roundabout. At the next roundabout take the first exit into Merthyr Road. At the next roundabout take the 2nd exit, continuing on Merthyr Road and the Cutting is the first turn on the right. The property can be found towards the end of the Cutting on the right hand side.

## USEFUL INFORMATION

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

**SERVICES:** We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach/Ogi) with an estimated maximum speed of 1000 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

**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.

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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.