

# CHRISTIE

R E S I D E N T I A L



## 20 St Helens Crescent, Llanellen, Abergavenny, NP7 9HN

A superb three-bedroom detached bungalow in the desirable village of Llanellen, near Abergavenny. Features a spacious open-plan kitchen/living area, generous gardens with mountain views, garage, and parking. Offered with no onward chain in a sought-after location.

- Detached Bungalow
- Three Double Bedrooms
- Extended Open Plan Kitchen/Living Room
- No Onward Chain
- Driveway Parking & Single Garage
- Large Rear Garden

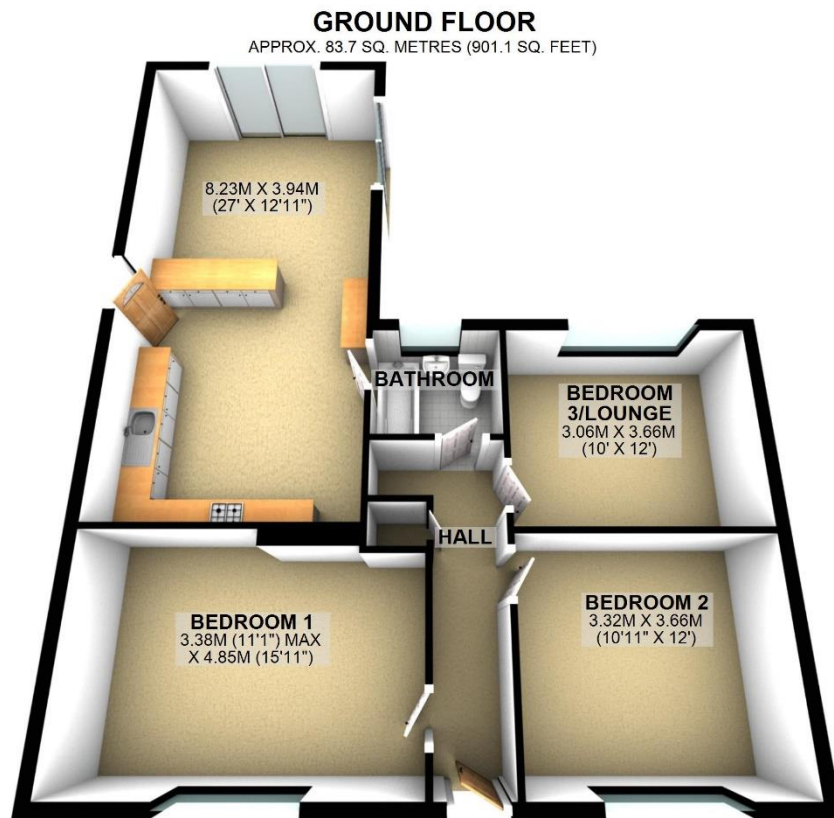
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Price	£385,000
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TOTAL AREA: APPROX. 83.7 SQ. METRES (901.1 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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## About this property

Located in the sought-after Monmouthshire village of Llanellen, just two miles from Abergavenny, this beautifully presented three-bedroom detached bungalow offers spacious and versatile accommodation in a prime village setting. The property features an entrance hall leading to three well-proportioned double bedrooms—one currently utilised as a lounge—and a family bathroom. A recent extension has created a stunning open-plan kitchen/dining/living room, complete with fitted appliances, vaulted ceilings, and patio doors that open onto the rear garden, seamlessly blending indoor and outdoor living. Set back from the road, the property benefits from a lawned front garden and a driveway providing off-road parking for one vehicle, which leads to a single garage with an electric door. The rear garden is particularly generous, with a large lawn, mature planted borders, and a charming walled seating area—perfect for enjoying views towards the Bloreng Mountain. This is a superb opportunity to acquire a home in a desirable village location, within easy reach of local amenities and transport links. Offered with no onward chain, this property is ideal for those seeking peaceful village living with the convenience of nearby town facilities.

The pretty village of Llanellen is situated on the banks of the River Usk with views of the Bloreng dominating the skyline and within easy access of walks on the Monmouthshire and Brecon Canal. Local amenities included local store incorporating a licensed cafe, a Village Hall and Monmouthshire Golf Club being just a mile away. Despite its rural location, transport links are very good as the village is situated on the A4042, within 2 miles of the A40 and A465 trunk routes. The motorway network (M4/M5/M50) is therefore easily accessible making it an ideal location for commuters to Bristol, Cardiff, Newport and Hereford. A mainline railway station can be found in Abergavenny, three miles away, which allows access to the whole of the rail network. Abergavenny also 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. For further information on school catchment areas and community provisions go to: [www.monmouthshire.gov.uk](http://www.monmouthshire.gov.uk) or call 01633 644488.

## Directions

From Abergavenny follow the A4042 southbound towards Newport. After almost 1.5 miles, upon entering the village of Llanellen turn right onto the B4269. After 0.2 miles turn left into St Helens Crescent. Follow the road past the left turn for Ash Grove/Elm Drive and the property can be found on the left hand side.

## USEFUL information

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

**SERVICES:** We understand that mains gas, electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 48 Mbps. 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.