



**5 Rhodfa Owain Glyndwr, Llanfoist,
Abergavenny. NP7 9EJ
£369,950
Tenure Freehold**

- SEMI DETACHED PROPERTY
- TWO EN-SUITES
- DRIVEWAY AND DETACHED GARAGE
- FOUR BEDROOMS
- KITCHEN / DINING ROOM
- NEWLY BUILT IN 2022

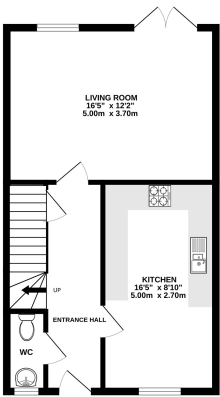
Located on the much sought after new development "The Grove" in Llanfoist is this excellent size four bedroomed semi-detached town house style home that offers accommodation over three floors comprising: Entrance hall, ground floor W/C, Kitchen/ dining room, spacious living room with French doors to the rear garden. To the first floor, three bedrooms (One with En- suite shower room) and three piece Bathroom. The second floor is a spacious master bedroom with En-Suite shower room. The home is well presented throughout and benefits from Gas central heating via a combination boiler and Upvc double glazing throughout. To the outside there are front and rear gardens and a driveway for 2-3 cars to one side fronting a large single detached garage.

Conveniently located with all amenities close by, with Waitrose supermarket just 0.8 miles away and a primary school within walking distance. The village of Llanfoist over recent years as expanded with restaurants, hair dressers and a police station. Further into the village is access onto the Monmouthshire and Brecon Canal, a cycle path, village hall and children's play park. With the popular market town on Abergavenny approximately 1.8 miles away. Abergavenny town has a number of independent shops, bakery's, restaurant's, pubs and even a cinema. The town also has a number of different supermarkets, leisure facilities, dentist's and doctor's surgeries as well as a hospital, bus station, and train station with links to Cardiff, Bristol, London, Manchester and the Midlands.

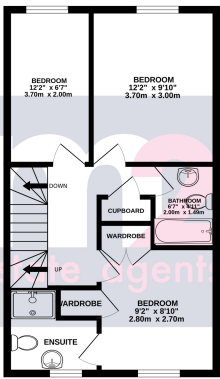
What Three Words [///plugs.vitals.suffer](#)
Services:
Mains Gas, electricity, water and drainage.
Council Tax Band:
Band E.



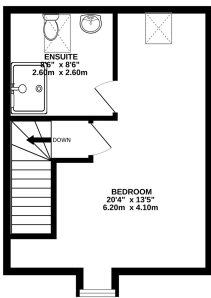
GROUND FLOOR
468 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.4 sq.m.) approx.

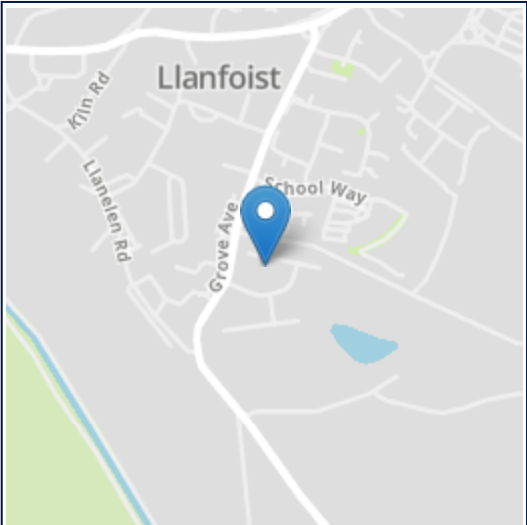


2ND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 1270sq.ft. (118.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreps 12/2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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