



**Troed Y Myndd, The Cutting, Llanfoist,
Abergavenny. NP7 9NX
£345,000
Tenure Freehold**

- **TERRACED COTTAGE**
- **KITCHEN / DINING ROOM**
- **GARDEN WITH VIEW OF BLORENGE MOUNTAIN**
- **CELLAR**
- **THREE DOUBLE BEDROOMS**
- **MASTER EN-SUITE**
- **DRIVEWAY & GARAGE PROVIDING PARKING**
- **NO ONWARD CHAIN**

Situated in the beautiful village of Llanfoist, new to the market with no onward chain, this spacious mid terraced cottage with an integral garage and driveway. The property comprises, entrance hallway, two reception rooms, one with a log burning fire place. A spacious kitchen diner with French doors leading to rear garden. Large storage cupboard and a ground floor, four piece family bathroom. Stairs off of the kitchen lead down to an integral garage proving rear access. To the first floor three good sized double bedrooms with the master having a dressing area and en-suite shower room. The property further benefits from a cellar which has been modernised by the current owners with stone floor, making the cellar a useable room.

To the outside a good sized rear garden comprising of lawn, patio, decked seating areas with numerous established plants and shrubs. Perfectly situated for views of the Brecon mountain.

Conveniently located with all amenities close by, with Waitrose supermarket a five minute walk away and village primary school, 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.

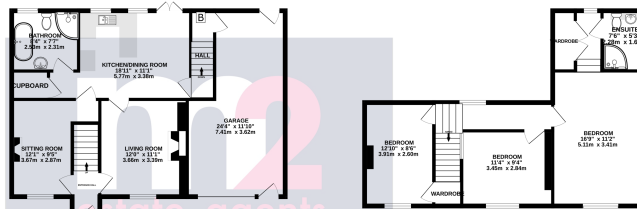
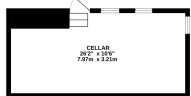
What Three Words ///rebirth.light.claw

Services:

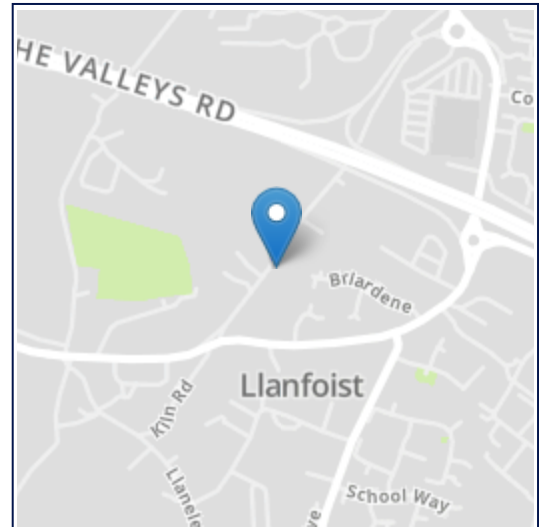
Mains gas, electricity, water and drainage

Council Tax Band:

F



TOTAL FLOOR AREA: 1503 sq.ft. (148.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		82
(69-80)		
C		
(55-68)		
D	60	
(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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