



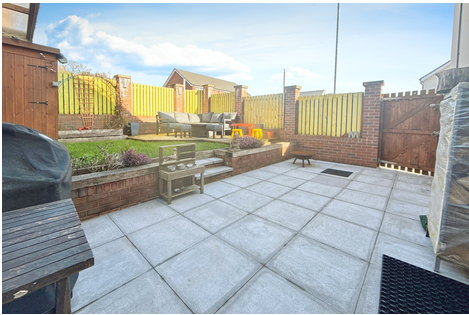
**1 Hanratte Close, Llantilio Pertholey,
Abergavenny. NP7 6PT
£349,950
Tenure Freehold**

- **DETACHED FAMILY HOME**
- **THREE BEDROOMS**
- **MASTER EN-SUITE**
- **PARKING FOR THREE VEHICLES**
- **UTILITY ROOM**
- **KITCHEN / DINING ROOM**

We are delighted to offer this well presented Three Bedroomed Detached House for sale, located on the Willow Court Development. Enter through a light and airy Entrance Hallway with stairs leading to the first floor. Access off hallway to a spacious living room with window to the front elevation and having French doors to one side allowing access to the garden. A well appointed spacious Kitchen / Diner with integral appliances, windows to front and side elevations. Access from the kitchen to a Utility room and a ground floor Cloakroom. To the first floor there are Three bedrooms including a Master with En-suite and a further Family Bathroom. To the outside there parking facilities for numerous cars to the rear and the side, a gated entrance leads to a rear garden having a paved seating area to the foreground with lawned garden beyond, a decked area and wooden shed. The garden is enclosed with surrounding fencing.

Llantilio Pertholey is a popular area and approximately 1.5 miles from the town centre with the Brecon Beacons National Park on your doorstep. The town has a range of local amenities such as independent shops, supermarkets, restaurants, hotels, a theatre, cinema, general hospital, primary and secondary schools and a mainline train station. The town and surrounding area is well known for its renowned gastropubs and restaurants with good walks and bike trails. Viewing is highly recommended to fully appreciate.

Services:
Mains Gas, electricity water and drainage.
Council Tax Band:
Band E.

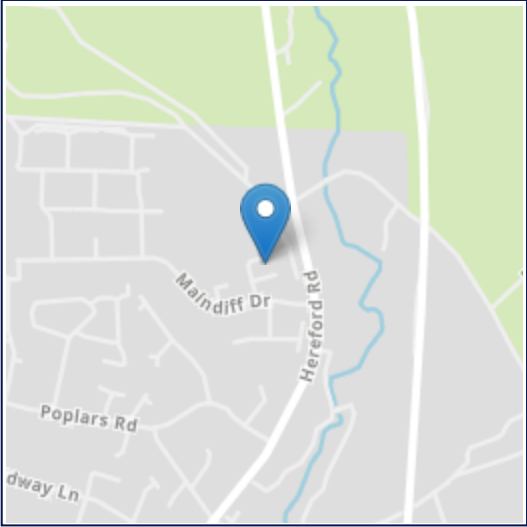


GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.

1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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 Metropix G2022



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, 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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.