



**18 Elm Drive, Llanellen, Abergavenny. NP7
9HW
£369,950
Tenure Freehold**

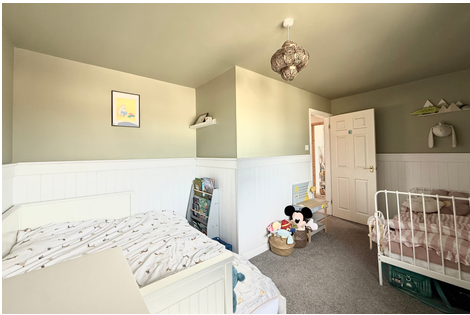
- **SEMI DETACHED PROPERTY**
- **THREE BEDROOMS**
- **DRIVEWAY AND GARAGE**
- **UTILITY ROOM**
- **OPEN PLAN KITCHEN / DINING / FAMILY ROOM**
- **POPULAR RESIDENTIAL LOCATION**

Located on this highly sought after village of Llanellen just approximately 2.7 miles from Abergavenny town centre, this spacious three bedroomed semi-detached property has been update by the current owners. The accommodation comprises; Entrance hallway, ground floor WC, living room, an L shaped kitchen/diner/family room with bi-folding doors to the rear garden and utility room with internal access to the garage. To the first floor three bedrooms and a four piece family bathroom. The home benefits from Gas central heating via a combination boiler and Upvc double glazing throughout. To the outside at the rear there is an enclosed private rear garden laid to lawn with patio seating area. To the front of the property a paved driveway with potential space for multiple vehicles. Early viewing is strongly recommended to avoid disappointment.

The semi-rural village of Llanellen is a popular residential village in a desirable location with access onto the Monmouthshire and Brecon Canal, village hall and children's play park. The perfect family location with the village of Llanfoist under two and a half miles away with restaurants, a hairdressers and cycle path.

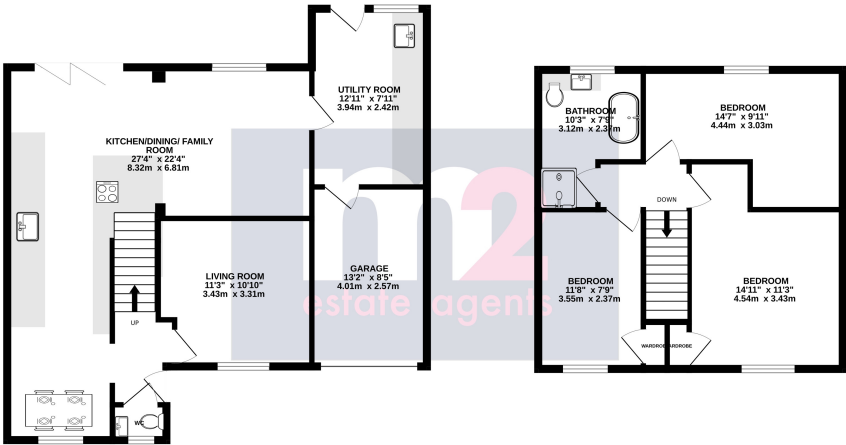
The property is conveniently under three mile from Abergavenny Town Centre with a choice of primary schools and a secondary school. The town centre offers all necessary amenities such as doctors and dentist surgeries, a number of supermarkets, independent shops, butchers, cafes, restaurants and pubs as well as its own cinema and library. The town is also the perfect commuters town as it accommodates a bus terminus and train station and is close to all major road links. It is also an extremely picturesque town well known for its walks and bike trails through the mountains and along the river Usk.

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

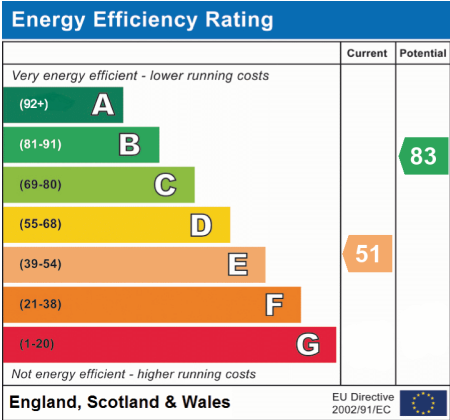


GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.

1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1261 sq.ft. (117.2 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.
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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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