



**18 Gwent Place, Mardy, Abergavenny NP7 6NG**

Spacious Three Bedroomed Semi-Detached House

Guide Price of  
**£349,950**



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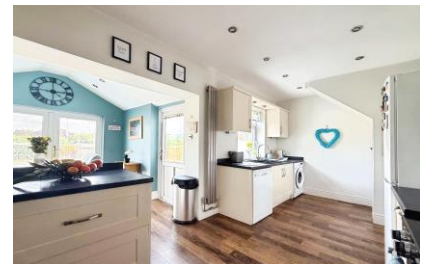
## Overview

- Spacious Family Size Accommodation
- Three Bedroomed Semi-Detached House
- Beautifully Presented Throughout
- Spacious Kitchen/Diner
- Two Reception Rooms
- Four Piece Family Bathroom
- Llantilio Pertholey School close to hand
- Backing onto the local park
- Gas Central Heating & Double Glazing
- Extensive Rear Garden



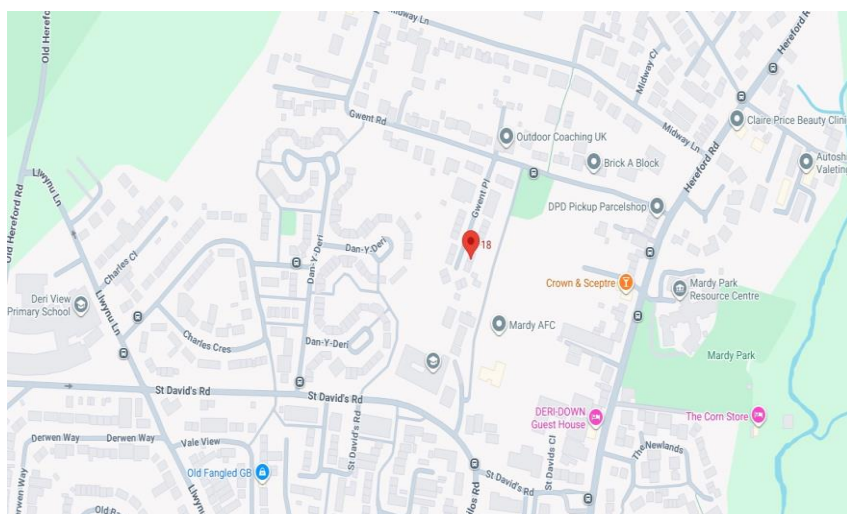
‘Generous sized accommodation,  
near local park & amenities’

If you've been searching for a superb family sized home within just a short distance of Llantilio Pertholey School in Abergavenny, this could be the perfect property for you! Nestled in a block end road with no through traffic and off-road parking for three cars, this well presented spacious three bedroomed semi-detached house offers accommodation comprising: Entrance Hall, Two Reception Rooms, Open plan Kitchen/Breakfast Room, Three Bedrooms and Four Piece Family Bathroom to the first floor. The home benefits internally from Gas Central Heating, Double Glazing and a Wood Burner.



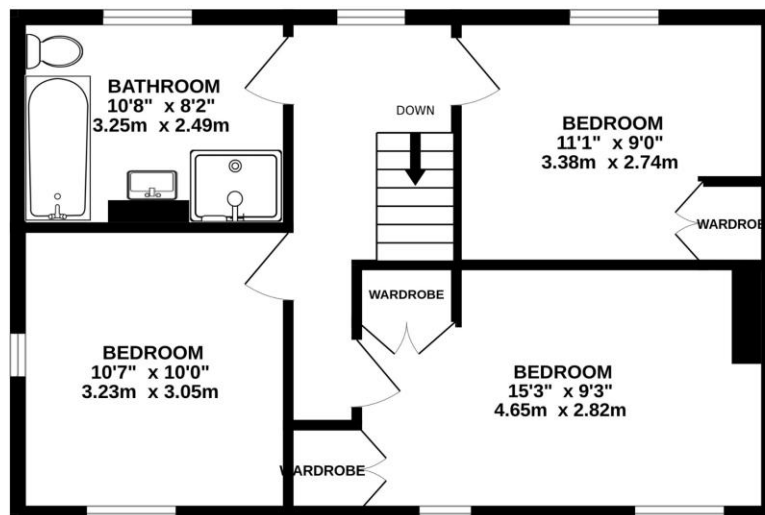
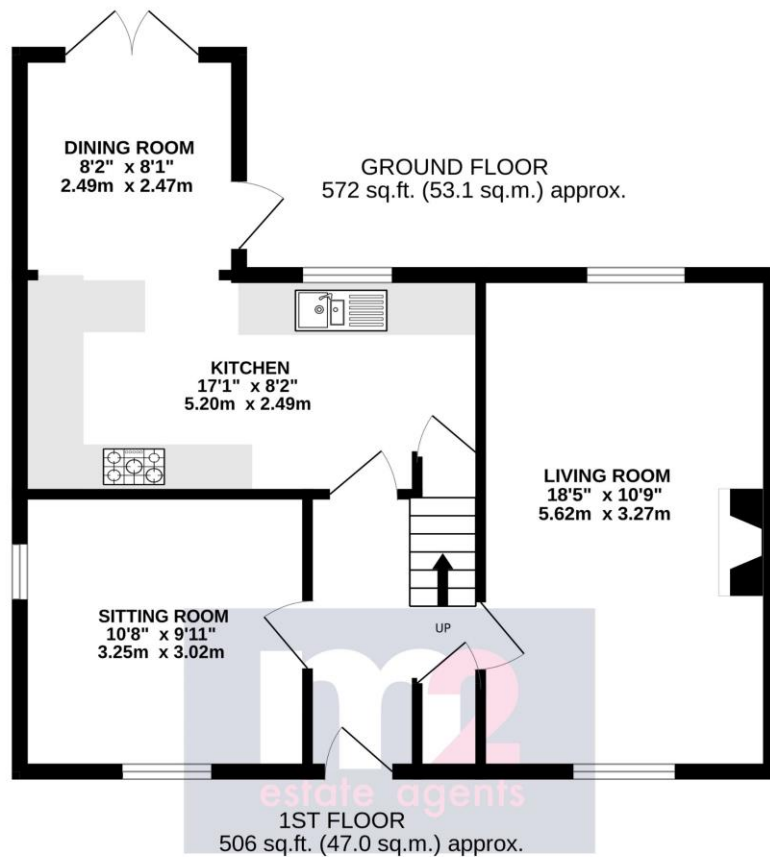


Externally this house boasts an extensive flat lawned garden with patio areas to the foreground. The property backs on to the local park and is only a short distance from Llantilio Pertholey School which would be perfect for a young family with growing children. Because of the plot size there is adequate scope for extending subject to the usual planning permissions. Call now to arrange your viewing!



## Location

Llantilio Pertholey is a popular area and approximately 1.7 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, general hospital, primary and secondary schools and a mainline train station. The town and surrounding area are well known for renowned gastropubs and restaurants with good walks and bike trails. Viewing is highly recommended to fully appreciate.



**TOTAL FLOOR AREA : 1078 sq.ft. (100.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

11 Cross Street, Abergavenny, NP7 5EH

Tel: 01873 8563 856388

Email: abergavenny@m2ea.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.