



**8 Gethin Place, Llanvair Kilgeddin,
Abergavenny. NP7 9EA
£320,000
Tenure Freehold**

- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- UTILITY ROOM
- LARGE CONSERVATORY
- DRIVEWAY PROVIDING PARKING
- LARGE REAR GARDEN
- SEMI RURAL LOCATION
- NO ONWARD CHAIN

Situated between Usk & Abergavenny, in the rural village of Llanfair Kilgeddin, this spacious, extended semi detached property occupies an exceptional plot with large rear garden. The property offers spacious family accommodation with includes three double bedrooms, further accommodation includes:

To the ground floor: An entrance hall with stairs to first floor, a good size lounge with window to the front and french doors at the rear leading to the garden, from the hallway a spacious kitchen which includes the oven and white goods and dining area. A separate utility room with cloakroom/wc off and a 15 foot conservatory with a partial solid roof over looking the rear garden. To the first floor: A landing provides access to three double bedrooms, and family shower room. To the outside a double driveway providing parking to the front and a lawned area. A gate provides side access to the rear, with a patio area which over looks an exceptionally large private lawned garden, enclosed by fencing.

The property is situated in a rural village which is just 4.7 miles to Usk, 6.3 miles to Raglan and 6.8 miles to Abergavenny Town centre. Each unique market town offers a verity of shops, restaurants, pubs and beautiful walk along rivers, canals and mountains with fantastic road and rail links.

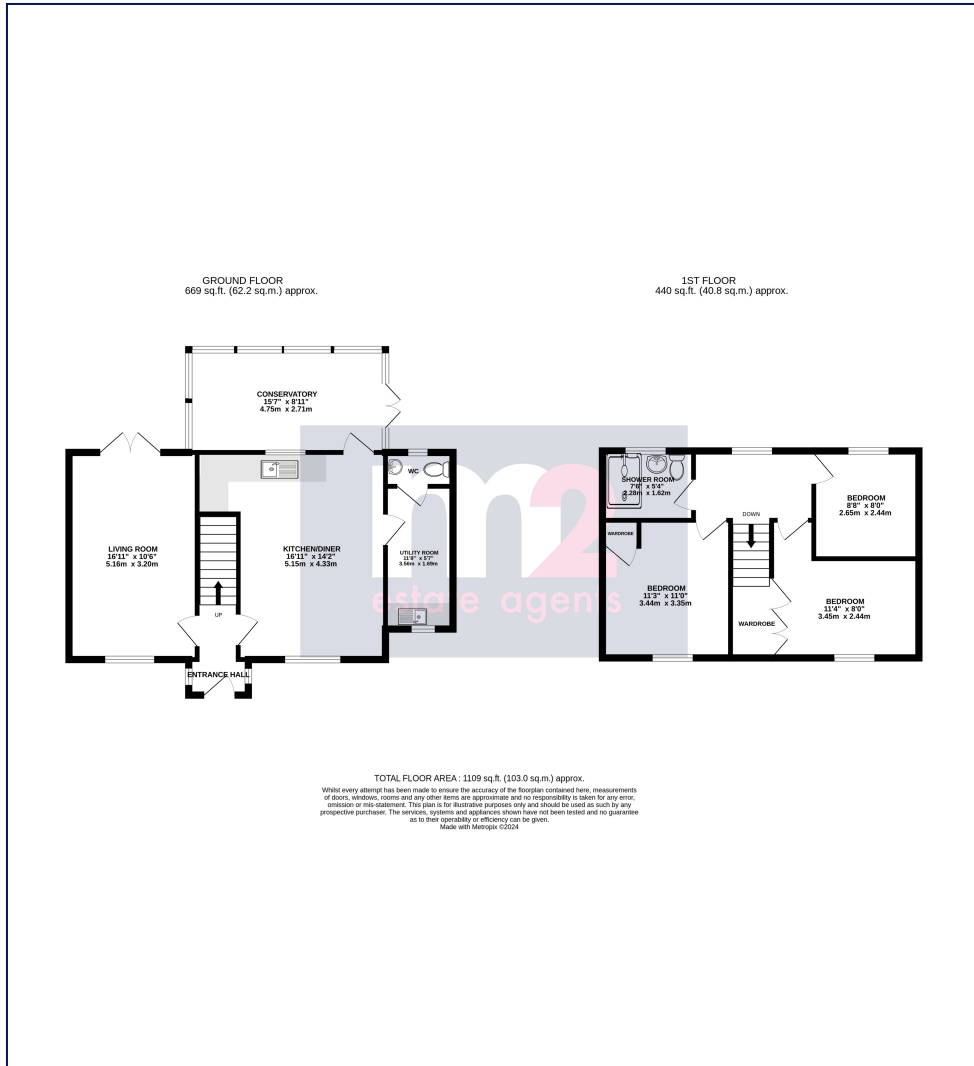
What Three Words ///doctors.breezy.eventful

Services:

Oil central heating, mains electricity and water.

Council Tax Band:

Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	47
(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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