



3 Dan Y Bryn, Llanellen, NP7 9HH

Three Bedroom Semi-Detached Property.

Guide Price of
£305,000

3, Dan Y Bryn, Llanellen, NP7 9HH

Overview

- Sem-Detached Property
- Three Bedrooms
- 25ft Reception Room
- Wrap Around Garden
- Driveway
- Oil Fired Central Heating
- Double Glazing
- No Onward Chain
- Views of Surrounding Mountains



A well-presented semi-detached home in the semi-rural village of Llanellen.



M2 Estate Agents are delighted to offer for sale this beautiful Three Bedroomed Semi-Detached House, situated in a quiet location which backs on to parkland and has excellent mountain views to the front and rear elevations. This home is very well presented throughout and affords family size accommodation comprising: Spacious Entrance Hall, Open Plan Dual Aspect Lounge/Diner, Generous Size Kitchen, Ground Floor W/C, Two Double Bedrooms with fitted wardrobes, a good size Single Bedroom and a Shower Room with three-piece suite to the first floor. The property benefits internally from Oil Fired Central Heating and Upvc Double Glazing, tiled, carpeted and wood laminate flooring.

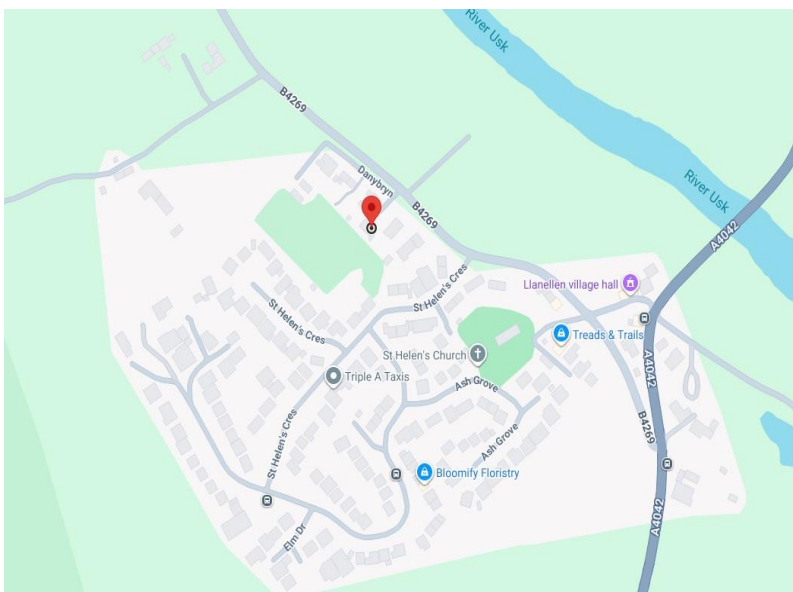


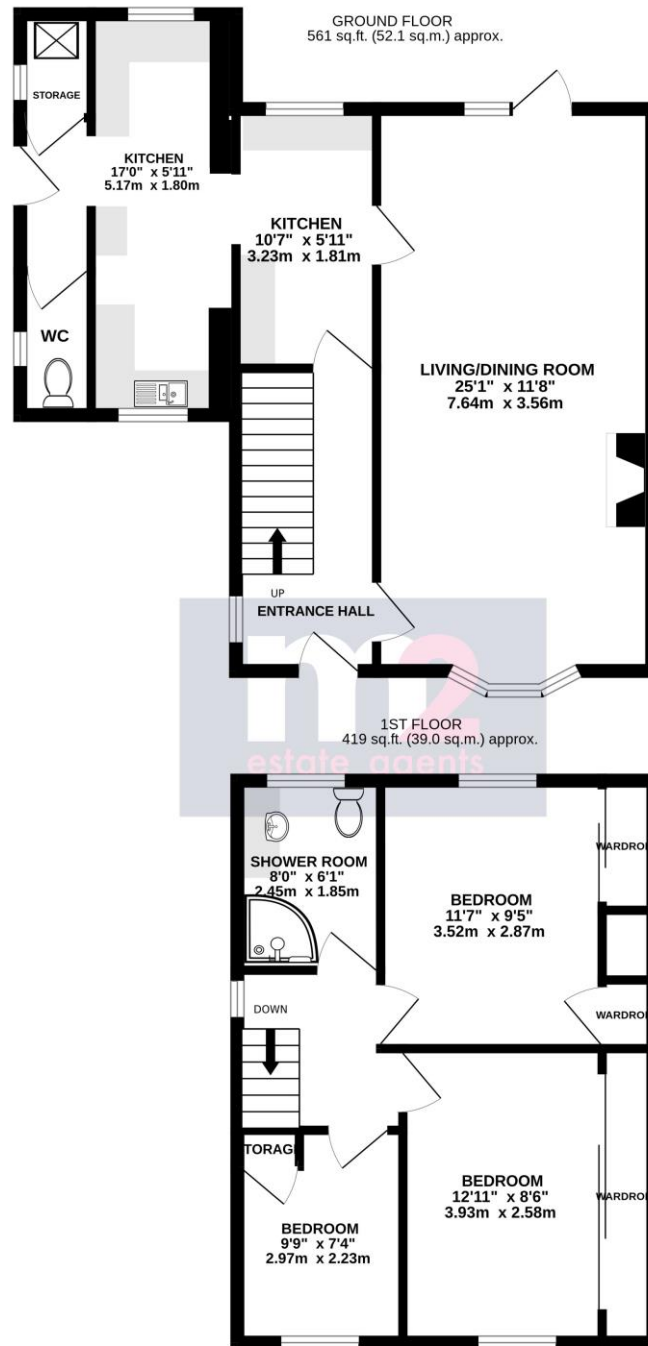
At the front of the property there is a gravel driveway with space for a car to be parked. There is gated access at the side with paving and a lovely hexagonal summer house. Further along the side elevation is a decked area ideal for hosting summer BBQ's with balustrade at either end. The rear garden is flat and lawned with fencing and pedestrian gated access to the park, mature hedgerow at one side and a private patio area which can also be accessed via the French doors in the dining area. The property is offered with no onward chain and viewing is strongly recommended!



Location

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.





TOTAL FLOOR AREA : 981 sq.ft. (91.1 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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