



14 Bretherton Way, Llantilio Pertholey,  
Abergavenny NP7 6PR

Three Bedroom Semi-Detached House with Driveway

Offers in excess of  
**£290,000**

# 14 Bretherton Way, Llantilio Pertholey, Abergavenny, NP7 6PR.

## Overview

- Sem-Detached Property
- Three Bedrooms
- Accommodation Over Three Floors
- Ground Floor WC
- First Floor Bathroom
- Driveway for Three Vehicles
- Gas Central Heating
- Double Glazing
- Close to Local Primary School



Immaculately presented this three-bedroom property situated on a highly sought after development in Abergavenny.



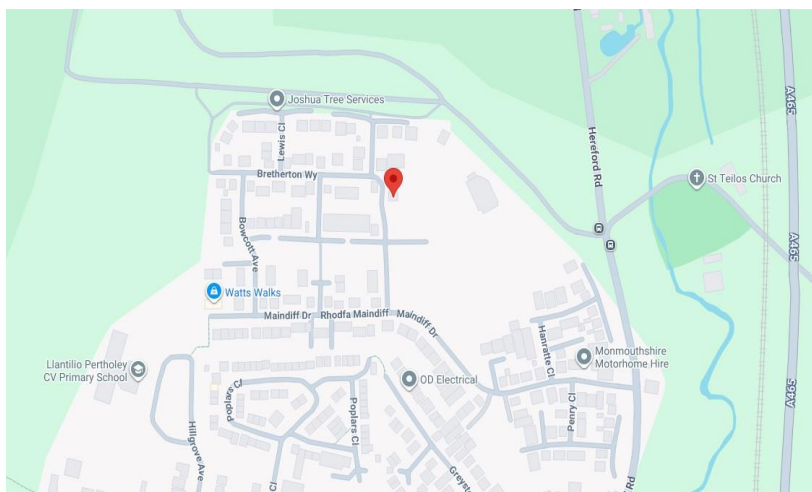
Located on a highly sought-after residential development, this beautifully presented three bedroom semi-detached home offers stylish accommodation arranged over three floors. The ground floor comprises, a spacious living room with useful under stairs storage and a modern kitchen/breakfast room with French doors opening onto the rear garden. A convenient ground floor WC completes this level.

To the first floor are two well-proportioned double bedrooms, one of which is currently utilised as a home office, along with a contemporary three-piece family bathroom featuring a shower over the bath.



Occupying the entire second floor, the impressive master bedroom benefits from Velux windows to both the front and rear, creating a bright and airy space. There is also a large storage cupboard, ideal for use as a wardrobe. The property further benefits from gas central heating and uPVC double glazing throughout.

Externally, the home boasts an enclosed rear garden backing onto an attractive tree-lined aspect, providing a pleasant and private setting. To the side, a driveway offers off-road parking for up to three vehicles. Early viewing is highly recommended to fully appreciate all that this property has to offer.

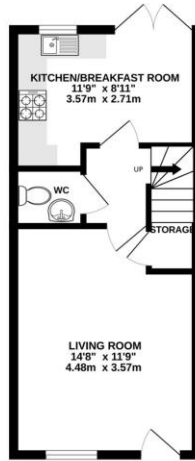


## Location

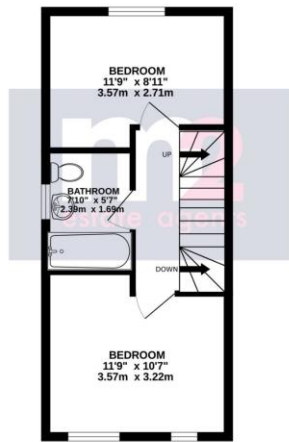
Set within the attractive Willow Court development, residents can enjoy beautifully maintained communal areas along with a children's play park, perfect for family living with the local primary school just a five minute walk.

Llantilio Pertholey is a popular residential area situated approximately 1.7 miles from the town centre. The nearby town provides a wide range of amenities including independent shops, supermarkets, restaurants, hotels, a theatre, a general hospital, well-regarded primary and secondary schools, and a mainline train station. The surrounding area is renowned for its excellent walking and cycling routes, as well as its highly regarded gastropubs and restaurants.

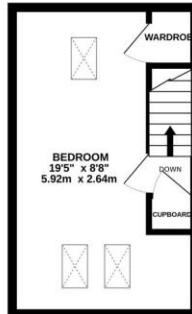
GROUND FLOOR  
319 sq. ft. (29.7 sq. m.) approx.



1ST FLOOR  
319 sq. ft. (29.7 sq. m.) approx.



2ND FLOOR  
230 sq. ft. (21.4 sq. m.) approx.



TOTAL FLOOR AREA : 868sq.ft. (80.6 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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