



41 Thomas Hill Close, Llanfoist,
Abergavenny. NP7 9FJ
£219,950
Tenure Freehold

- MODERN MID TERRACED PROPERTY
- 3 BEDROOMS
- KITCHEN/DINING ROOM
- CONSERVATORY
- GROUND FLOOR CLOAKROOM
- FAMILY BATHROOM & EN SUITE
SHOWER ROOM
- ENCLOSED GARDEN TO REAR
- DOUBLE DRIVEWAY
- WELL PRESENTED
- VIEWING HIGHLY RECOMMENDED

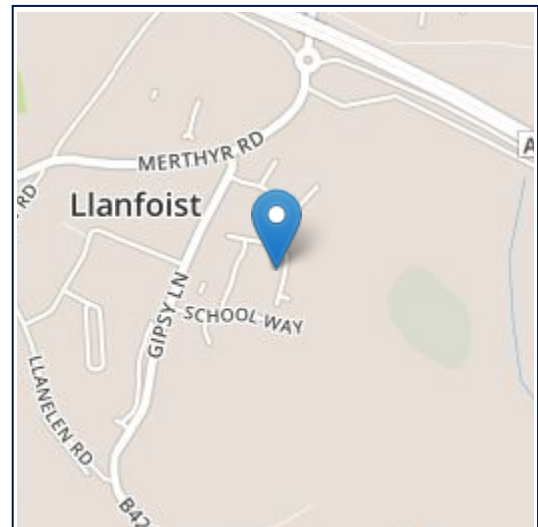
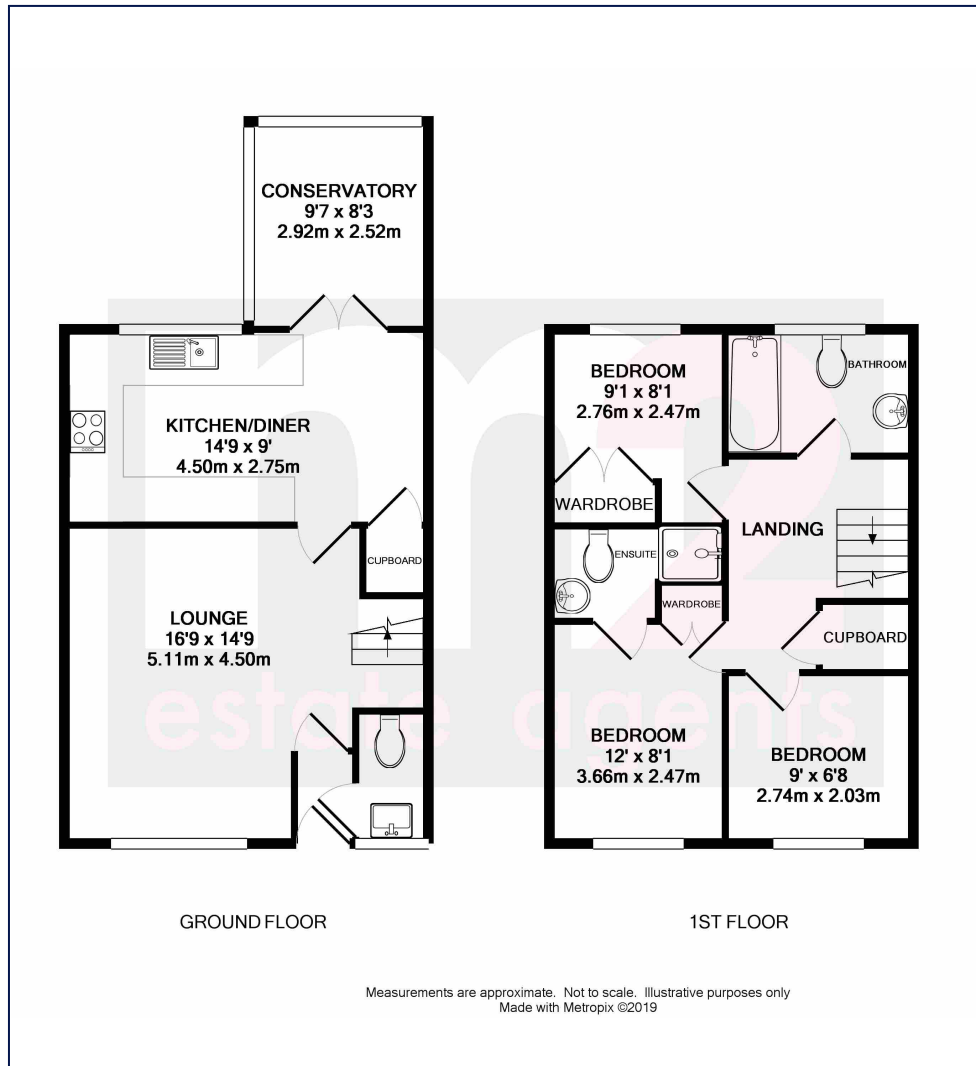
Conveniently situated for Llanfoist School and within easy reach of Abergavenny town centre with amenities to include a variety of shops with bus and railway station. The property is well presented throughout having an entrance hallway with cloakroom off, door leading to a lounge with window to front elevation, to the rear is a fitted kitchen/dining room and additional conservatory overlooking the garden. To the first floor are three bedrooms, family bathroom and master en-suite shower room. An enclosed garden to rear which is principally lawned having rear gated entrance and a view to The Bloreng. To the front of the property is a double driveway providing parking facilities. Viewing is highly recommended to fully appreciate.

Services:

All mains services are provided.

Council Tax Band:

D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		93
(81 to 91)	B		
(69 to 80)	C	80	
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.