



**16 Rhodfa Owain Glyndwr, Llanfoist,  
Abergavenny. NP7 5EH  
£320,000  
Tenure Freehold**

- SEMI-DETACHED PROPERTY
- MASTER EN-SUITE
- PARKING FOR THREE CARS
- NO ONWARD CHAIN
- THREE BEDROOMS
- KITCHEN / DINING ROOM
- IMMACULATELY PRESENTED
- VIEWING HIGHLY RECOMMENDED



Situated on the popular new development in the village of Llanfoist, this well presented three bedroom semi-detached property. The property comprises, entrance hall with a WC to the left, a cupboard underneath the stairs for storage, leads to a spacious kitchen / dining room with French doors leading out to an enclosed rear garden. Living room with two windows to the front elevation. To the first floor a master bedroom with an en-suite shower room. Two further bedrooms overlooking the rear of the property. A family bathroom with shower over bath and further storage cupboard on the landing. To the rear of the property an enclosed garden over two levels with patio area and lawn with side access. The property benefits from a driveway for three vehicles at the side of the property.

The property benefits from gas central heating and UPVC double glazing windows. The property also has all amenities close by, with Waitrose supermarket just 0.8 miles away and a primary school within walking distance. The village of Llanfoist over recent years has expanded with restaurants, hair dressers and a police station currently being built. Further into the village is access onto the Monmouthshire and Brecon Canal, a cycle path, village hall and children's play park. With the popular market town on Abergavenny approximately 1.8 miles away.

Abergavenny town has a number of independent shops, bakery's, restaurant's, pubs and even a cinema. The town also has a number of different supermarkets, leisure facilities, dentist's and doctor's surgeries as well as a hospital, bus station, and train station with links to Cardiff, Bristol, London, Manchester and the Midlands.

Services:

Mains Gas, electricity, water and drainage.

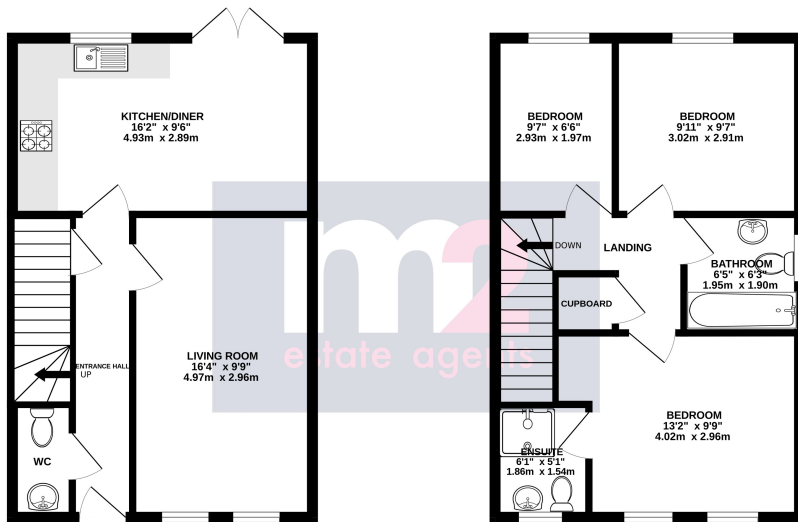
Council Tax Band:

Band D.

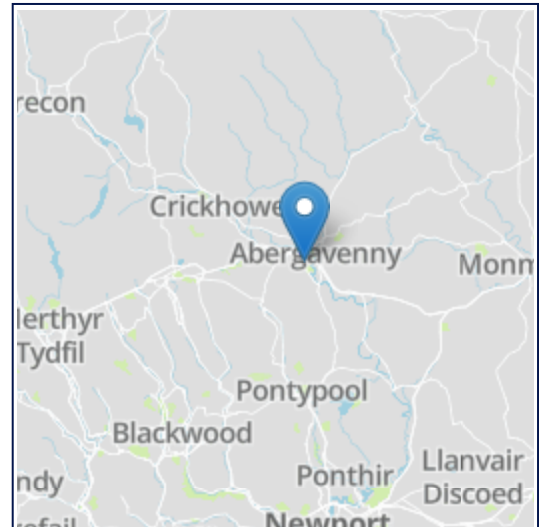


GROUND FLOOR

1ST FLOOR



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. Made with Metropix 12/2021



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		96
<b>A</b>		
(81-91)	84	
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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