



52 Riverside Drive, Llanfoist, Abergavenny.

NP7 9PX

£364,950

Tenure Freehold

- **SEMI-DETACHED PROPERTY**
- **KITCHEN / DINING ROOM**
- **DRIVEWAY PROVIDING PARKING**
- **THREE BEDROOMS**
- **MASTER EN-SUITE**
- **POPULAR RESIDENTIAL DEVELOPMENT**

Located on this highly sought after modern development with a mile of Abergavenny town centre and with Llanfoist School, Waitrose supermarket and Castle Meadows all near to hand, this spacious three bedroomed semi-detached House offers accommodation by way of: Hallway, cloakroom, fifteen foot living room with bay window, Kitchen/diner with French doors to the rear garden. To the first floor three bedrooms with the master having an En-Suite. Separate family bathroom. The home benefits from Gas central heating via a combination boiler and Upvc double glazing throughout. To the outside at the rear there is a flat enclosed private rear garden laid to lawn with attractive raised covered seating area and to one side a tarmac driveway with potential space for two cars. Early Viewing is Strongly Recommended to avoid disappointment.

Conveniently located with all amenities close by, with Waitrose supermarket under a 5 minute walk away. The village of Llanfoist over recent years as expanded with primary school, restaurants, hair dressers and a new police station. Further into the village is access onto the Monmouthshire and Brecon Canal, a cycle path, village hall and children's play park.

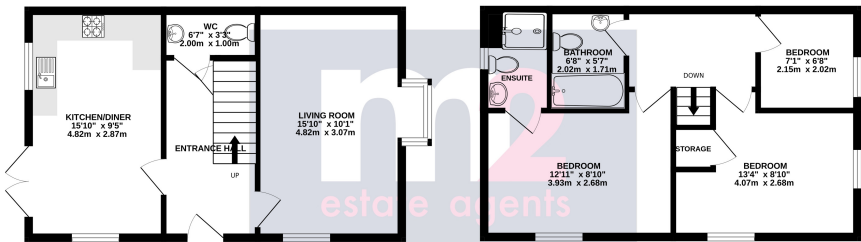
The property is conveniently just 1 mile from Abergavenny Town Centre with a choice of primary schools and a secondary school. The town centre offers all necessary amenities such as doctors and dentist surgeries, a number of supermarkets, independent shops, butchers, cafes, restaurants and pubs as well 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.

Services:
Mains Gas, electricity, water and drainage.
Council Tax Band:
Band E.

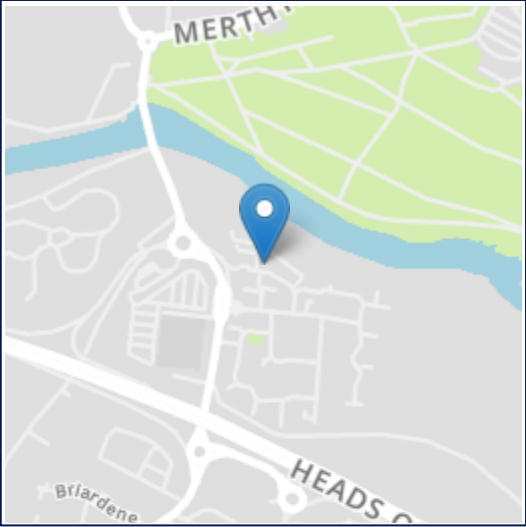


GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 840sq.ft. (78.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(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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