



**20 Maindiff Drive, Llantilio Pertholey,
Abergavenny. NP7 6PX
£395,000
Tenure Freehold**

- MODERN 4 BEDROOMED DETACHED HOUSE
- LARGER THAN AVERAGE PLOT
- CHEDWORTH STYLE
- GAS CENTRAL HEATING WITH COMBINATION BOILER
- UPVC DOUBLE GLAZING.
- DETACHED GARAGE
- SOUGHT AFTER LOCATION
- WELL APPOINTED FITTED KITCHEN WITH SEPARATE UTILITY

Located on this popular modern development only a short distance from Abergavenny town is this Four Bedroomed Detached "Chedworth" style family home. Set on a larger than average plot with a beautiful private rear garden this home offers spacious internal accommodation comprising: Hall, Cloakroom/WC, Lounge, Kitchen /Diner, Utility Room, Four Bedrooms with the Master having an En-Suite. Separate Family Bathroom. The home is complimented by Gas Central Heating via a Combination Boiler and Upvc Double Glazing throughout. Externally there are front and rear gardens with the rear being particularly large and private with seating area for alfresco dining, and an excellent size patio to the foreground. At one side is a Driveway for two vehicles and Detached Garage. Early Viewing is strongly recommended!

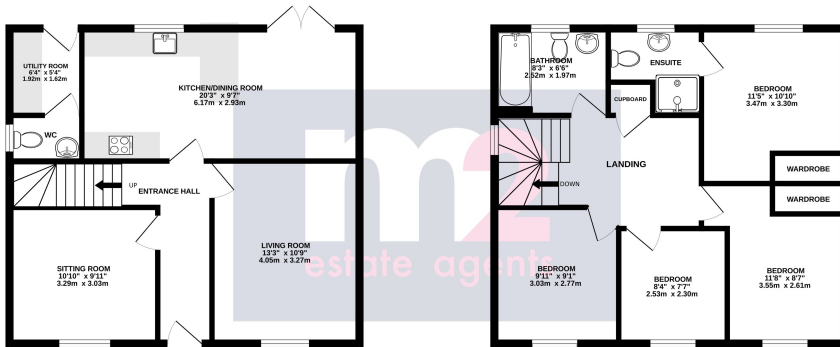
Only a short distance from Abergavenny Town Centre with a choice of primary schools and a secondary school. The town centre offers all necessary amenities such as doctors and dentist surgeries, a number of supermarkets, independent shops, butchers, cafes, restaurants and pubs as well as its own cinema and library. The town is also perfect for commuters as it provides easy access to the train and bus stations 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:
All mains services.
Council Tax Band:

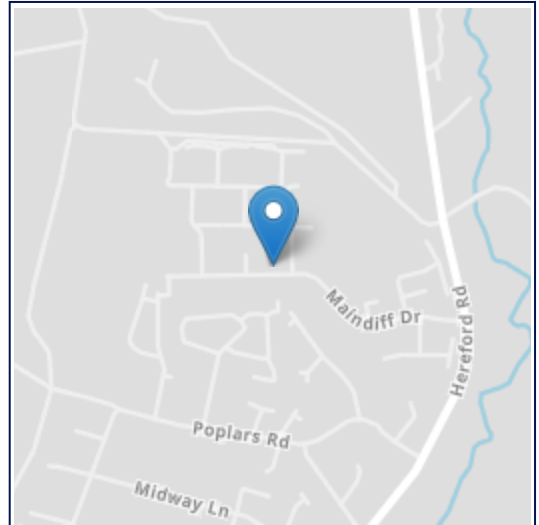


GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.

1ST FLOOR
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 1169 sq.ft. (108.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-measurement. 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 is given as to their capability or efficiency can be given.
Made with Metropix (2024)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	93
(81-91)	B	84
(69-80)	C	
(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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