



**8 Trehonddu, Llanvihangel Crucorney,
Abergavenny. NP7 8DG
£274,950
Tenure Freehold**

- SEMI-DETACHED PROPERTY
- CUL - DE - SAC LOCATION
- OFF ROAD PARKING
- FRONT & REAR GARDENS
- THREE BEDROOMS
- CONSERVATORY
- SEMI RURAL LOCATION
- NO ONWARD CHAIN

Set in the corner of a cul-de-sac with off road parking is this desirable Three Bedroomed Semi-Detached House that offers good size family accommodation that comprises: Lounge, Dining Room, Kitchen, Utility Room, Ground Floor W/C, Conservatory installed in 2021, Three Bedrooms and Bathroom to the first floor. The home is complimented by Oil Fired Central Heating via a recently installed new combination boiler and Upvc Double Glazing. Outside there are front and rear gardens, the rear being enclosed and private. Offered with vacant possession this is an ideal purchase for a first time buyer or young family.

The beautiful semi- rural village of Llanvihangel Crucorney is well known for its village pub/ bed an breakfast. The Skirrid Inn one of the oldest pubs in Wales. The village benefits from a village shop with fuel station. The property is just 0.7 miles from Llanvihangel Crucorney Primary School in the near by village of Pandy.

Just under 5 miles 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, the Monmouthshire and Brecon Canal and along the river Usk.

Services:
Mains electricity, water and drainage. Oil central heating.

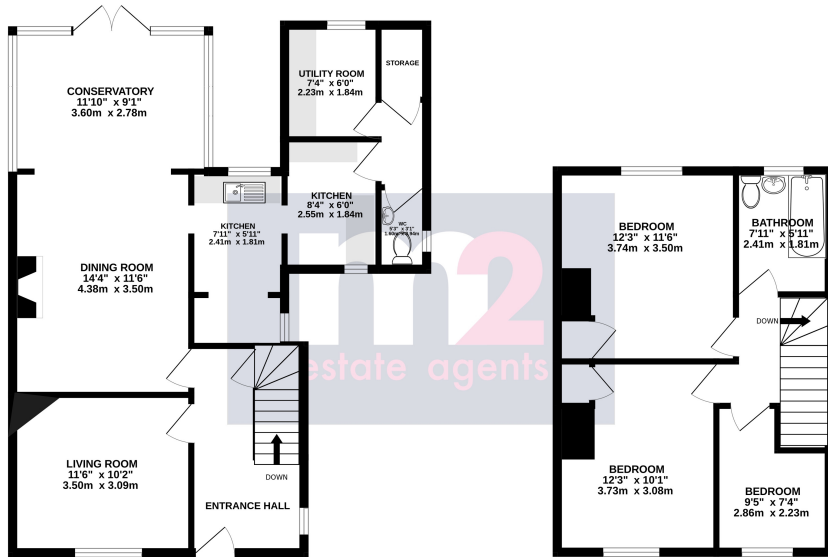
Council Tax Band:

Band D.

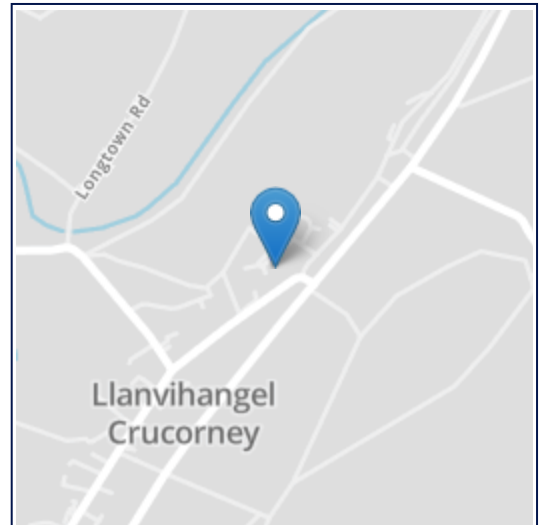


GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 1110 sq.ft. (103.1 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	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	44
(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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