



**Malabar, The Cutting, Llanfoist, Abergavenny.
NP7 9NX
£399,000
Tenure Freehold**

- **DETACHED BUNGALOW**
- **DETACHED GARAGE**
- **SPACIOUS ACCOMMODATION**
- **SOUGHT AFTER VILLAGE LOCATION**
- **FOUR BEDROOMS**
- **MASTER EN-SUITE**
- **SOME UPDATING REQUIRED**
- **OFFERED WITH NO ONWARD CHAIN**

Offered with vacant possession, "Malabar" is a substantial size Four Bedroomed Detached Bungalow located in the sought after village of Llanfoist just outside Abergavenny town. Whilst the home requires some cosmetic upgrading it offers huge potential and is priced accordingly. The accommodation comprises: Entrance Porch, Hallway, Lounge, Dining Room, Kitchen/Breakfast Room, Conservatory, Master Bedroom with En-Suite, Three further Bedrooms and a Family Bathroom. The home benefits from Gas Central Heating and Double Glazing. Outside there are good size paved gardens to front and rear, with double gates at one side leading to off road parking and a detached garage.

Conveniently located with all amenities close by, with Waitrose supermarket just a 5 minute walk away. The village of Llanfoist over recent years has 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 1.2 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 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.

Viewing is highly recommended to fully appreciate the plot size of the property.

Services:

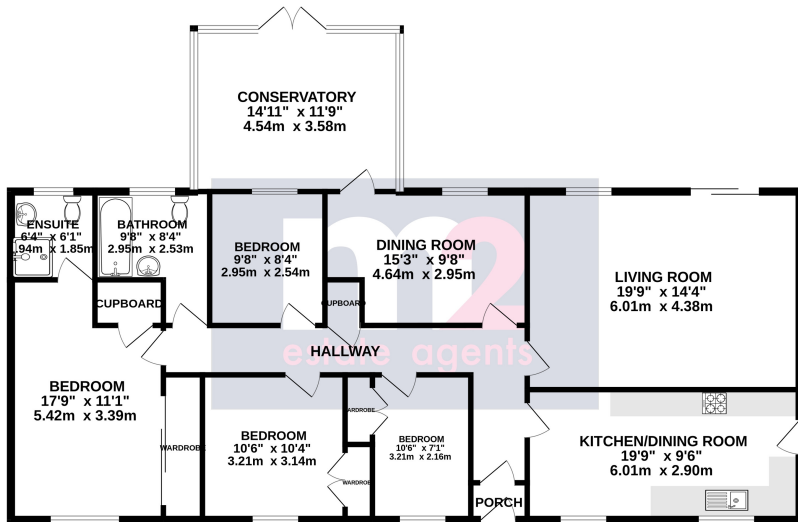
Mains Gas, electric, water and drainage.

Council Tax Band:

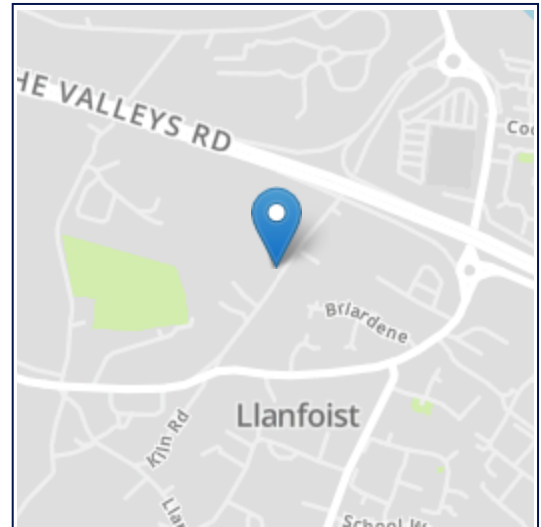
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GROUND FLOOR
1531 sq.ft. (142.2 sq.m.) approx.



TOTAL FLOOR AREA : 1531 sq.ft. (142.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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		81
(69-80)		
C	71	
(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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