



**9 Bowcott Avenue, Llantilio Pertholey,
Abergavenny. NP7 6PQ
£245,000
Tenure Freehold**

- MODERN TOWNHOUSE
- WELL PRESENTED THROUGHOUT
- DRIVEWAY FOR TWO VEHICLES
- GAS CENTRAL HEATING & DOUBLE GLAZING
- THREE BEDROOMS
- OPEN PLAN LIVING
- POPULAR RESIDENTIAL ESTATE
- OFFERED WITH VACANT POSSESSION

Offered with vacant possession, we are delighted to offer this modern "Moseley" style three bedroomed end terrace townhouse that would be a perfect home for a first time buyer or young family. The property is well presented throughout and offers accommodation over three floors comprising: Open plan lounge/diner/kitchen and ground floor WC. To the first floor, a double bedroom with window to the rear, three piece family bathroom with shower over bath, and further single bedroom. The master bedroom to the second floor with windows to both front and rear elevations. The property benefits from Gas central heating and Upvc double glazing. To the outside there are front and rear gardens with driveway to the side providing parking for two vehicles. Early viewing is strongly recommended.

The property is located on a popular residential estate, with children's play park, green public areas and country side walks. All amenities close by, with a local shop and both primary and secondary schools within walking distance. With the popular market town on Abergavenny approximately 1.9 miles away.

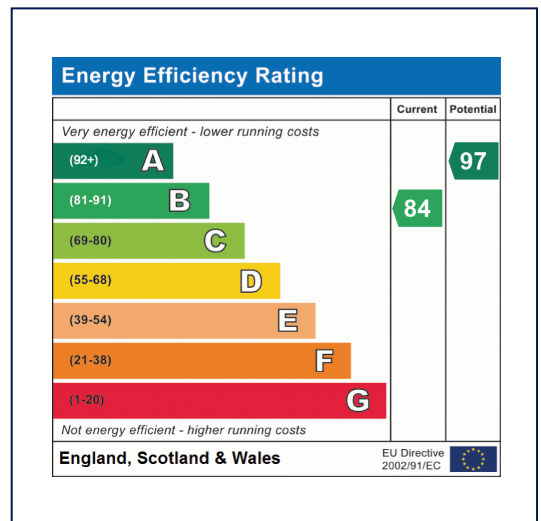
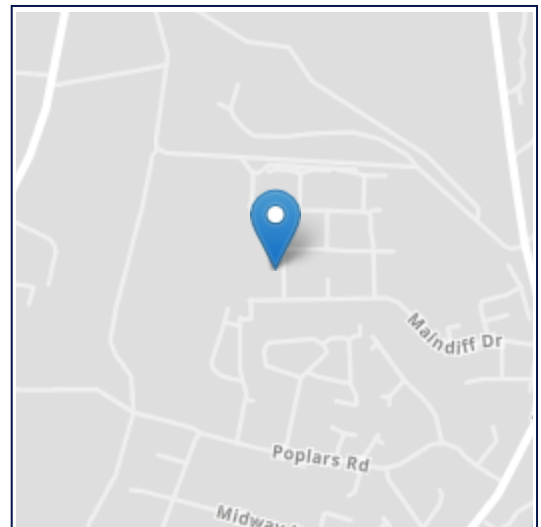
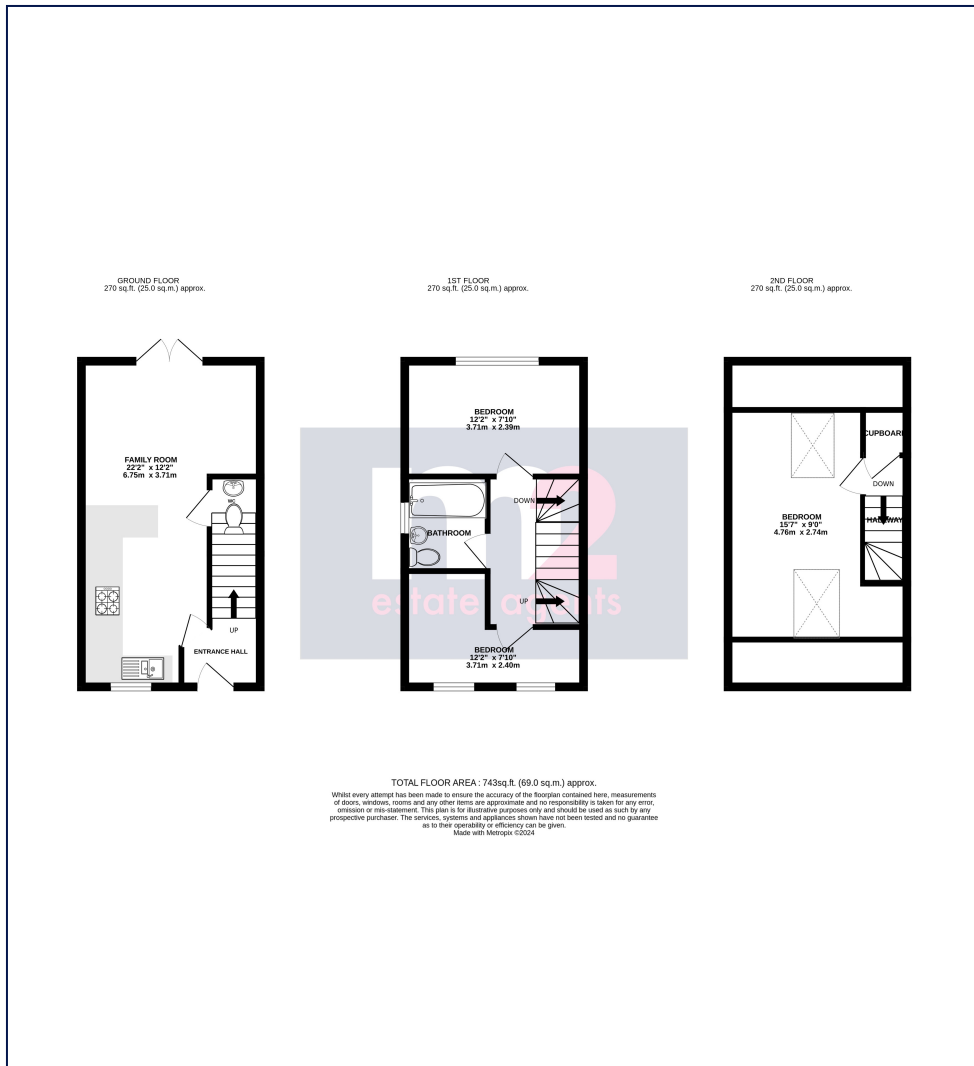
Abergavenny town has a number of independent shops, bakery's, restaurant, pubs and even a cinema. The town also has a number of different supermarkets, leisure facilities, dentist and doctor's surgeries as well as a hospital, bus station, and train station with links to Cardiff, Bristol, London Manchester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

Services:

Mains Gas, electricity, water and drainage.

Council Tax Band:

Band D.



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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