

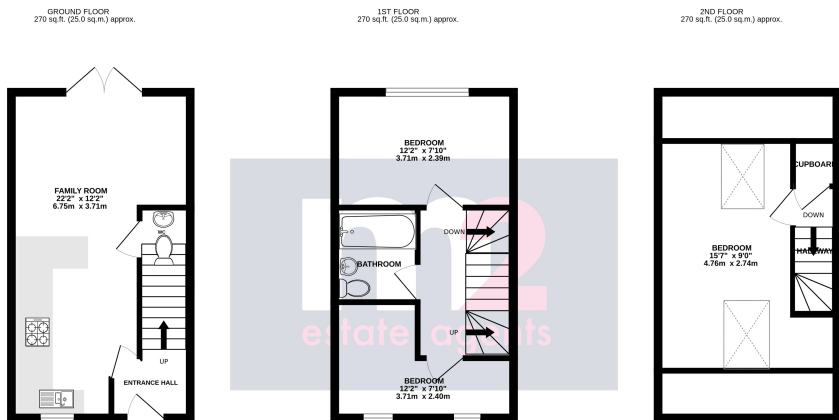


**13 Bowcott Avenue, Llantilio Pertholey,
Abergavenny. NP7 6PQ
£245,000
Tenure Freehold**

- MID TERRACE PROPERTY
- OPEN PLAN LIVING
- ACCOMMODATION OVER THREE FLOORS
- POPULAR RESIDENTIAL AREA
- THREE BEDROOMS
- DOUBLE DRIVEWAY PROVIDING PARKING

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.

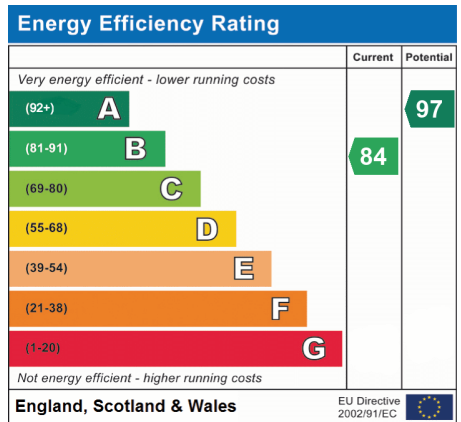
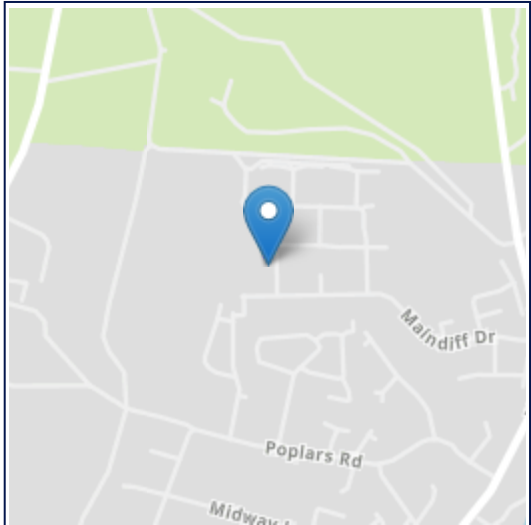
Services:
Mains Gas, electricity, water and drainage.
Council Tax Band:
Band D.



TOTAL FLOOR AREA: 743sq.ft. (69.0 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 is given as to their operability or efficiency can be given.

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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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