



**14 Maindiff Drive, Llantilio Pertholey,
Abergavenny. NP7 6PX
£489,000
Tenure Freehold**

- DETACHED FAMILY HOME
- 5 BEDROOMS
- GROUND FLOOR CLOAKROOM
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- LIVING ROOM
- OPEN PLAN KITCHEN & DINING ROOM
- SEPARATE UTILITY ROOM
- OFFICE / PLAY ROOM
- ENCLOSED REAR GARDEN
- GARAGE & DRIVEWAY

**11 Cross Street, Abergavenny, NP7 5EH
M2 Estate Agents Abergavenny 01873 856388
www.m2ea.co.uk**

Located in Llantilo Pertholey on the edge of Abergavenny is this well presented detached family home. Accommodation briefly comprises; An entrance hallway with stairs to first floor and cloakroom off. To the right is a living room with window to front elevation and off left is a useful second reception room which can be used as an sitting room / office / play room. To the rear is an open plan kitchen & dining room with french doors to the rear garden and is ideal for entertaining. A separate utility room with cupboards matching the kitchen and side entrance door. On the first floor a landing leads to 5 good sized bedrooms, a family bathroom and master bedroom having an en-suite shower room. Outside; To the rear is an easily maintained rear garden with garage and driveway situated at the rear of the property.

Just 1.6 miles 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 provides ample travel with the train and bus 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.

Services:

All mains services are provided.

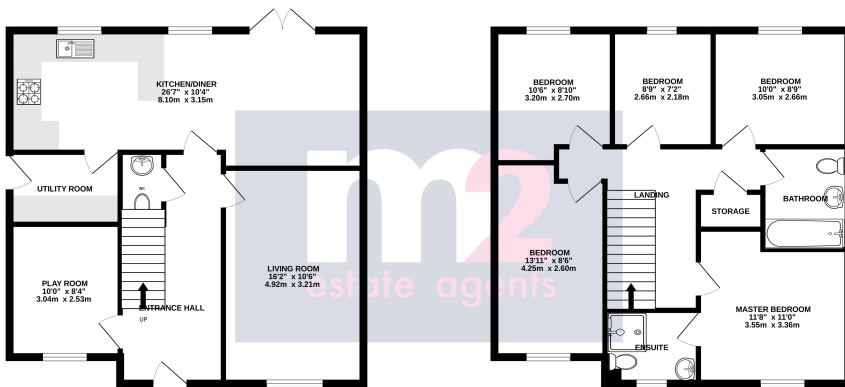
Council Tax Band:

F

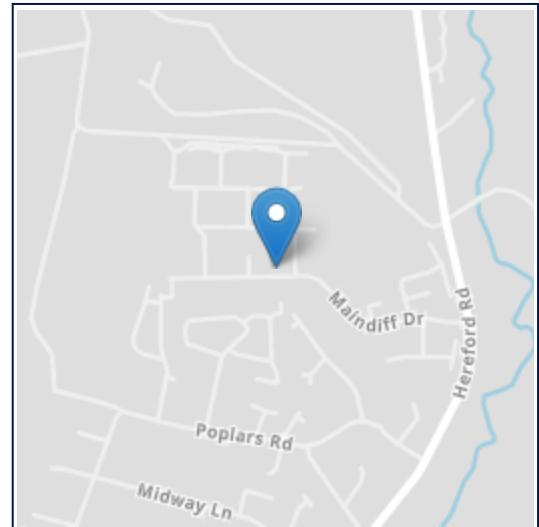


GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.

1ST FLOOR
686 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1410sq.ft. (131.0 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 parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be checked as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		92
A		
(81-91)	85	
B		
(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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