



**4 Lewis Close, Llantilio Pertholey,
Abergavenny. NP7 6PU
£474,999
Tenure Freehold**

- **DETACHED FAMILY HOME**
- **FIVE BEDROOMS**
- **INTEGRAL GARAGE & DRIVEWAY**
- **LARGE KITCHEN / DINING / FAMILY ROOM**
- **NEWLY BUILT IN 2021**
- **MASTER EN-SUITE**
- **CUL DE SAC LOCATION**
- **BEAUTIFULLY PRESENTED THROUGHOUT**

Situated on the popular development in Llantilio Pertholey, this immaculately presented detached family home. The property comprises, entrance hall leading to a beautifully decorated living room, a 31ft kitchen which includes an integral gas oven and gas hob / dining room / family room with two sets of French doors leading out to an enclosed rear garden, a ground floor WC and storage cupboard. To the first floor a spacious landing leading to a master bedroom with an en-suite shower room, three double bedrooms and a further single bedroom. A four piece family bathroom and further storage cupboard on the landing. To the rear of the property an enclosed garden with a side access. The property benefits from an integral garage and driveway providing additional parking.

The property benefits from gas central heating and UPVC double glazing windows. The property also has all amenities close by, with a local shop and schools within walking distance. With the popular market town of Abergavenny approximately 1.9 miles away.

Abergavenny town has a number of independent shops, bakery's, restaurant's, pubs and even a cinema. The town also has a number of different supermarkets, leisure facilities, dentist's 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 F.

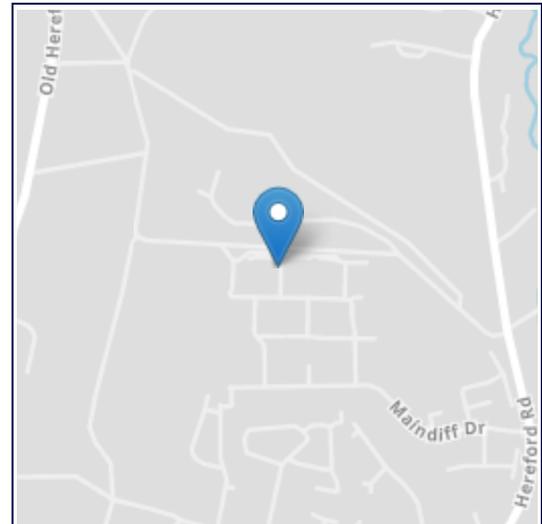


GROUND FLOOR

1ST FLOOR



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. Made with Metropix (2024)



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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.