



**25 Penry Close, Llantilio Pertholey,
Abergavenny. NP7 6PZ
£275,000
Tenure Freehold**

- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- KITCHEN / DINING ROOM
- CUL-DE-SAC LOCATION
- MASTER EN-SUITE
- GROUND FLOOR WC

Situated on the popular development in Llantilio Pertholey, this well presented semi-detached, over looking a the green area. The property comprises, entrance hall with a WC to the right, leading to a living room access to the cupboard underneath the stairs for storage. A spacious kitchen / dining room with French doors leading out to enclosed rear garden. To the first floor a master bedroom with an en-suite shower room and cupboard for storage and built in wardrobes. Two further bedrooms overlooking the rear of the property. A family bathroom and further storage cupboard on the landing. To the rear of the property an enclosed garden with patio area and lawn, a side access. The property benefits from having two allocated parking spaces to the rear in a resident only parking area.

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 on Abergavenny approximately 1.8 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:

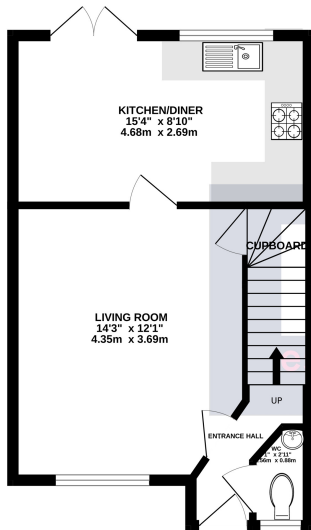
Mains Gas, electricity, water and drainage.

Council Tax Band:

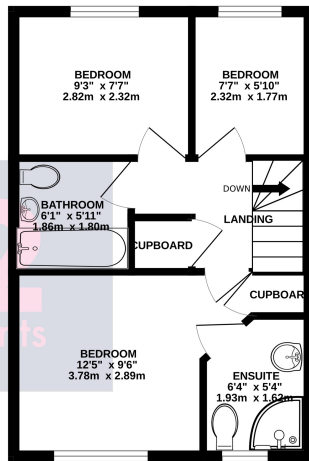
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GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.

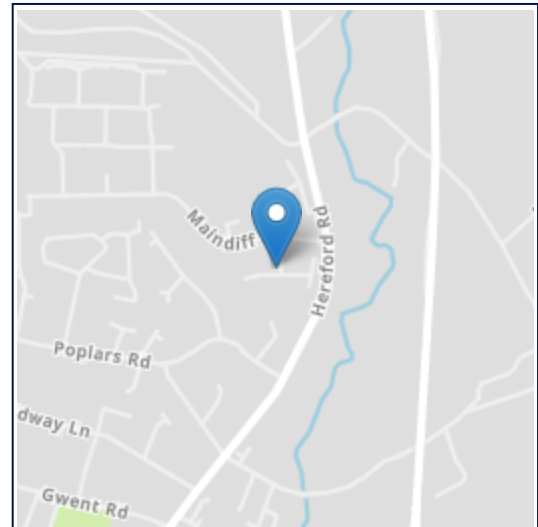


1ST FLOOR
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 764sq.ft. (71.0 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 as to their operability or efficiency can be given. Made with Motopia (2024)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		96
A		
(81-91)	83	
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.

I/We acknowledge that I/we have read and understand your terms letter and that these property (25 Penry Close, Abergavenny, NP7 6PZ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____