



**23 Maindiff Drive, Llantillio Perthley,
Abergavenny. NP7 6PW
£349,950
Tenure Freehold**

- **DETACHED FAMILY HOME**
- **OPEN PLAN KITCHEN / DINER ROOM**
- **ENCLOSED REAR GARDEN**
- **MASTER EN-SUITE**
- **THREE DOUBLE BEDROOMS**
- **UTILITY ROOM**
- **PARKING FOR THREE CARS**
- **VIEWING HIGHLY RECOMMENDED**

A well presented detached family home on this modern development, viewing is recommended to fully appreciate. As you enter there is a light airy entrance hallway with stairs leading to the first floor. The living room is front facing with French doors leading to the garden. A well appointed kitchen / diner with integral appliances, leading from the kitchen is a utility room with matching units to the kitchen and rear door. A ground floor WC. To the first floor are 3 double bedrooms with family bathroom and master en-suite shower room. Outside, approached via a driveway providing parking facilities, gated side entrance leads to a rear garden having a paved seating area leading to lawned gardens being enclosed with fencing.

Llantilio Pertholey is a popular area and approximately 1.5 miles from the town centre with the Brecon Beacons National Park on your doorstep. The town has a range of local amenities such as independent shops, supermarkets, restaurants, hotels, a theatre, cinema, general hospital, primary and secondary schools and a mainline train station. The town and surrounding area is well known for its renowned gastropubs and restaurants with good walks and bike trails. Viewing is highly recommended to fully appreciate.

Services:

All mains services are provided.

Council Tax Band:

E

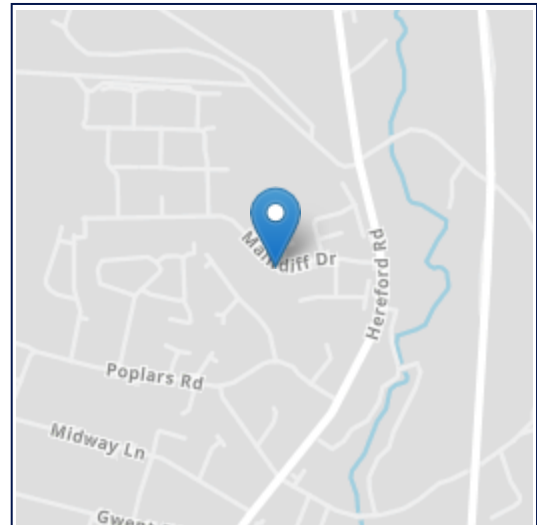


GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.

1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	83	
(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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