



28 Penry Close, Llantilio Pertholey,
Abergavenny, NP7 6PZ.
Three Bedroom Detached House.

Guide Price of
£329,950

28 Penry Close, LLantilio Pertholey, Abergaevnny, NP7 6PZ.

Overview

- Detached House
- Three Double Bedrooms
- Kitchen / Dining Room
- Utility Room
- Ground Floor WC
- Master En-suite
- Driveway Parking
- Gas Central Heating
- Double Glazing
- Immaculately Presented
- Walking Distance to Local Primary School



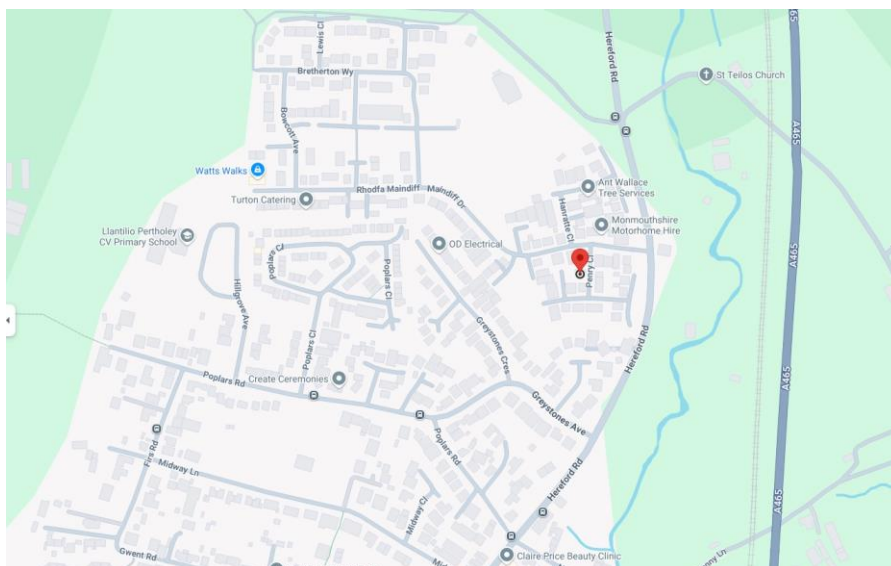
*A well-presented spacious family home in
a popular residential area.*



M2 Estate Agents are delighted to offer this well presented three double bedroomed detached house for sale, located on the popular Willow Court Development. Enter through a light and airy entrance hallway with stairs leading to the first floor. Access off hallway to a spacious living room with window to the front elevation. A well-appointed spacious Kitchen / dining room with integral appliances and French doors leading to the rear garden. Access from the kitchen to a utility room and storage cupboard. A side door leading to the driveway. A ground floor WC off the entrance hallway.



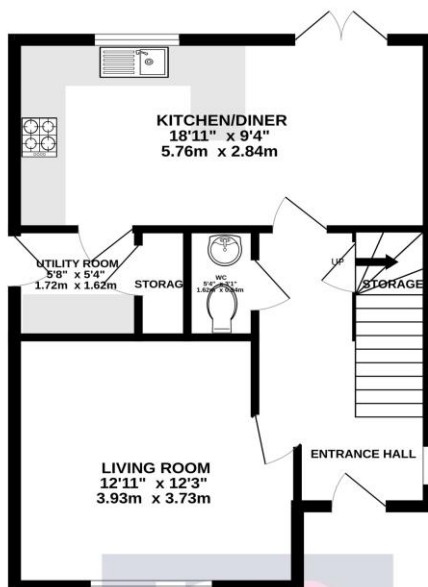
To the first floor there are three double bedrooms including a master with en-suite shower room and built in wardrobes. A further family bathroom and storage cupboard. To the outside, an enclosed rear garden having a paved seating area and artificial lawn for easy maintenance. To the side of the property a driveway providing parking for two / three vehicles.



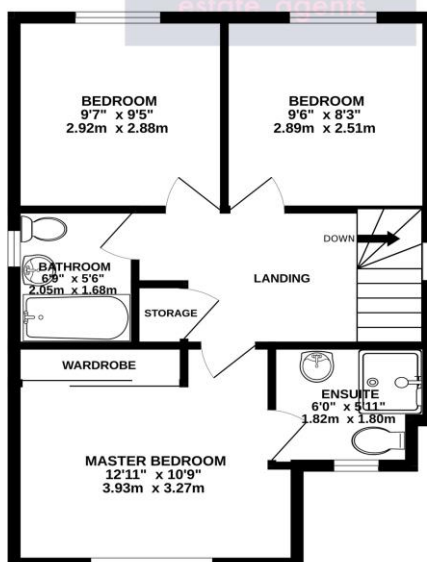
LOCATION

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.

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



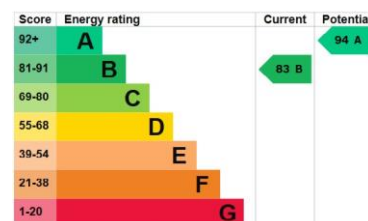
1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 980sq.ft. (91.0 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.

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If you are considering selling your home please contact us today for your no obligation free market appraisal.

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Email: abergavenny@m2ea.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.