



43 Penallt Estate, Llanelly Hill, Abergavenny.

NP7 0RA

£239,950

Tenure Freehold

- **THREE BEDROOMED SEMI DETACHED HOUSE**
- **OFFERED WITH VACANT POSSESSION**
- **LARGER THAN AVERAGE CORNER PLOT**
- **DETACHED GARAGE & DRIVEWAY**
- **GAS CENTRAL HEATING & DOUBLE GLAZING**
- **CONSERVATORY**

We are delighted to offer this Three Bedroomed Semi Detached House set on a larger than average corner plot that would ideally suit First Time Buyers or a family looking for extra accommodation. Offered with vacant possession this home offers accommodation comprising: Covered Entrance Porch, Hall, Lounge/Diner, Fitted Kitchen/Breakfast Room, Conservatory, Three Bedrooms and Shower Room to the first floor. The home has double glazing throughout and gas central heating. To the outside there are extensive garden areas to the front, side and rear with lawns a single detached garage with powered door and an option to create additional off road parking. We envisage early interest in this property!

Located on the edge of the Brecon Beacons National Park in the popular village of Llanelly Hill which has a local pub, village hall and childrens play park. Llanelly Hill benefits from excellent transport links with the A465 Heads of the Valleys Road, providing easy access to Cardiff and Bristol, both being approximately an hour's drive away. The popular nearby village of Gilwern has a primary school, pubs, petrol garage and local stores. The market town of Abergavenny is approximately 6.5 miles away, which has a wide range of shops, amenities, hospital and a mainline train station. Brynmawr is just 2.9 miles away, which has retail park which includes supermarkets and a variety of stores.

Services:

Mains Gas, electricity, water, and drainage.

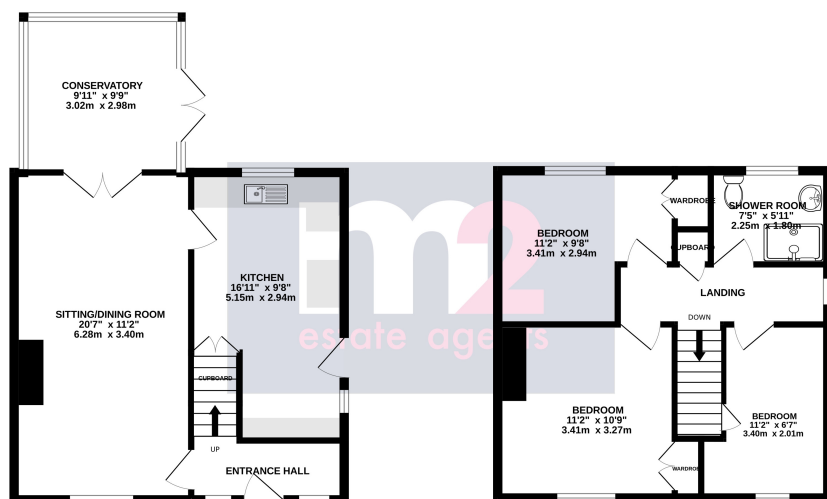
Council Tax Band:

Band C.

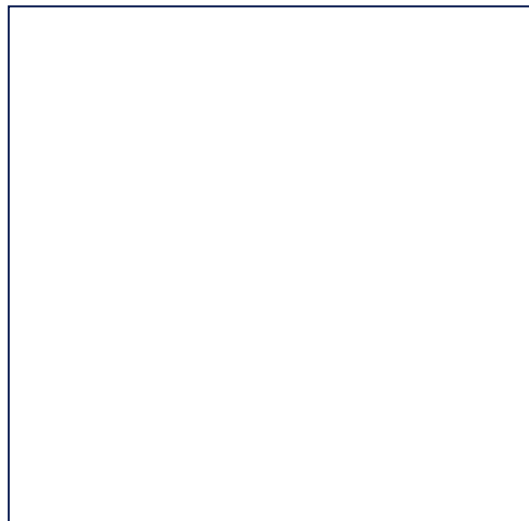


GROUND FLOOR

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.
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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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I/We acknowledge that I/we have read and understand your terms letter and that these property (43 Penallt Estate, Abergavenny, NP7 ORA) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____