



**39 Bretherton Way, Llantilio Pertholey,  
Abergavenny. NP7 6PR  
£249,950  
Tenure Freehold**

- END TERRACE HOUSE
- KITCHEN / BREAKFAST ROOM
- POPULAR RESIDENTIAL LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- IDEAL FIRST TIME BUY
- DRIVEWAY PROVIDING PARKING
- GROUND FLOOR WC FIRST FLOOR BATHROOM



Situated on the popular development in Llantilio Pertholey, this beautifully end-terraced property comprises, entrance hall with a WC to the left, leading to a living room with built in storage cupboard, a kitchen / breakfast room with French doors leading out to enclosed rear garden. To the first floor, two double bedrooms, one with a built in storage cupboard. A three piece family bathroom with shower over bath. To the rear of the property an enclosed garden with patio and stoned seating areas. The property also benefits from a side access to the garden. To the front of the property, a double driveway providing parking for two vehicles

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 1.9 miles away.

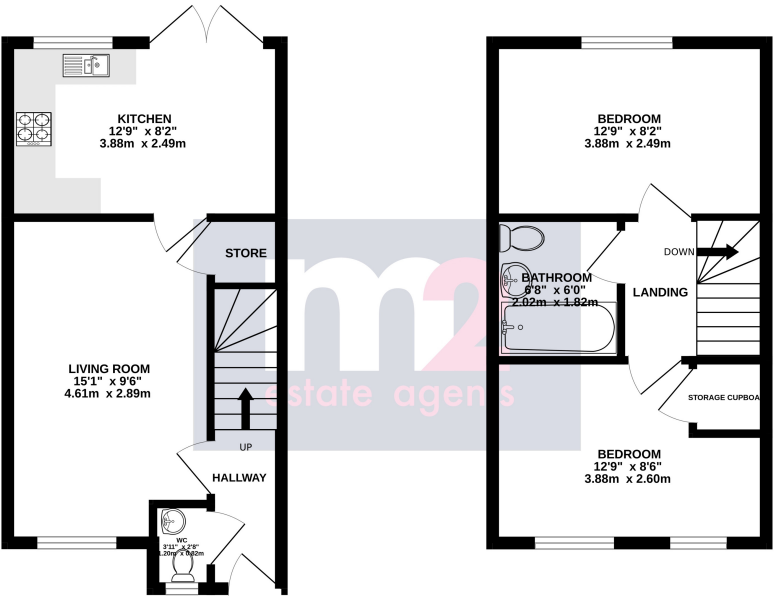
Abergavenny town has a number of independent shops, bakery's, restaurant, pubs and even a cinema. The town also has a number of different supermarkets, leisure facilities, dentist and doctor's surgeries as well as a hospital, bus station, and train station with links to Cardiff, Bristol, London Manchester and the Midlands.

Services:  
Mains Gas, electricity, water and drainage.  
Council Tax Band:  
Band D.

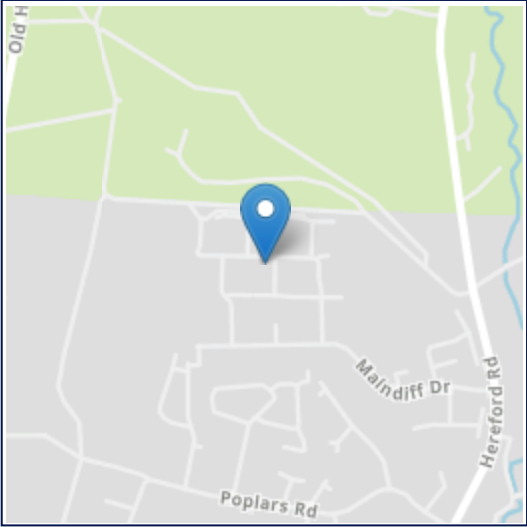


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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+)	<b>A</b>	<b>97</b>
(81-91)	<b>B</b>	<b>83</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
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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