



**11 St Marys Close, Llanvair Kilgeddin,
Abergavenny. NP7 9YE
£400,000
Tenure Freehold**

- OCCUPYING LARGE WELL MAINTAINED GARDENS
- POPULAR VILLAGE BETWEEN USK & ABERGAVENNY
- DETACHED DOUBLE GARAGE
- 3 BEDROOMS
- BATHROOM AND SEPARATE SHOWER ROOM
- REFITTED KITCHEN/BREAKFAST ROOM
- SPACIOUS DETACHED BUNGALOW
- ENTRANCE PORCH/CONSERVATORY
- GOOD SIZE LOUNGE AND LARGE DINING ROOM

A spacious detached bungalow occupying large well kept gardens in this popular village situated between Usk & Abergavenny.

An entrance porch/conservatory leads to the entrance hall. The large central dining room also leads from the conservatory with open arch to the lounge having patio doors and enjoys a dual aspect to the front and side.

A refitted kitchen/breakfast room benefits from an extensive range of wall and base units, built in oven, hob & microwave and ample space for a table. Leading from the kitchen is a boiler room and shower room.

3 Bedrooms are located off the main hallway as is the family bathroom.

Outside: Large well maintained gardens offer potential for further development. A long driveway leads past the double garage to mainly lawned gardens surrounding three sides of the property enclosed by hedging and fencing.

Services:

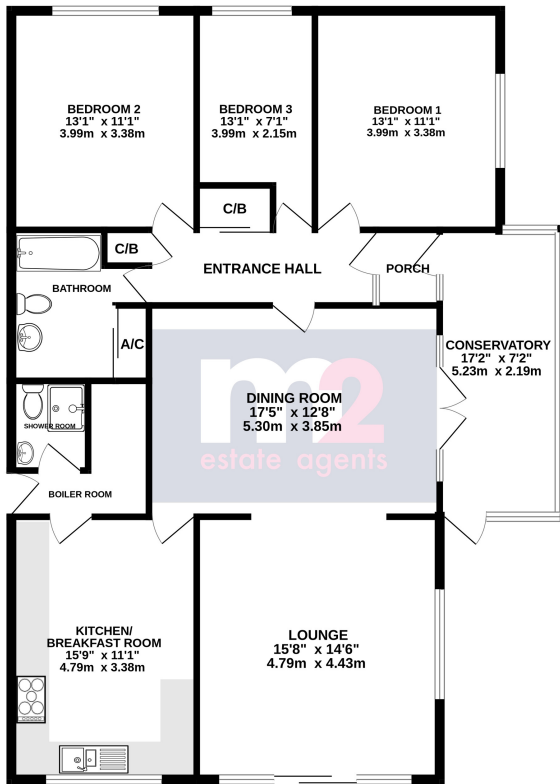
Mains electric, water and drainage, oil heating.

Council Tax Band:

F



GROUND FLOOR
1346 sq.ft. (125.1 sq.m.) approx.



TOTAL FLOOR AREA: 1346 sq.ft. (125.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, eaves 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		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	45	
(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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