



**45 Maindiff Drive, Llantilio Pertholey,
Abergavenny. NP7 6PW
£425,000
Tenure Freehold**

- **DETACHED FAMILY HOME**
- **INTEGRAL GARAGE**
- **MASTER EN-SUITE**
- **IMMACULATELY PRESENTED THROUGHOUT**
- **FOUR BEDROOMS**
- **KITCHEN / DINING ROOM**
- **UTILITY ROOM**
- **DOUBLE DRIVEWAY PROVIDING PARKING**

Situated on a popular development in Llantilio Pertholey, this beautifully presented detached property which overlooks a green area has spacious family sized accommodation comprising, entrance hall, sitting room, wc, utility room and a kitchen / dining room which has French doors leading out to an enclosed rear garden designed for easy maintenance with a summer house and pedestrian side access. To the first floor a spacious landing allow access to a master bedroom with fitted wardrobes and an adjoining en-suite shower room. There are two further double bedrooms and a single with built in wardrobes. A family bathroom and a landing store cupboard complete the first floor accommodation. To the rear of the property is an enclosed garden with patio areas and the aforementioned summer house. To the front there is a slate covered garden and a drive for two vehicles and a single garage which has been partly converted to accommodate a new utility room which is accessed internally off the entrance hall. The property has been well maintained throughout with many upgrades by the current owners. including the utility room and a new kitchen. The property is situated a five minute walk from the local primary school and further benefits from a child's park area just opposite.

The property benefits from gas central heating and UPVC double glazing throughout. The property also has all amenities close by, with a local shop and schools within walking distance and the popular market town on Abergavenny approximately 1.8 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.

Early Viewing is strongly recommended to avoid disappointment.

Services:

Mains gas, electricity, water and drainage.

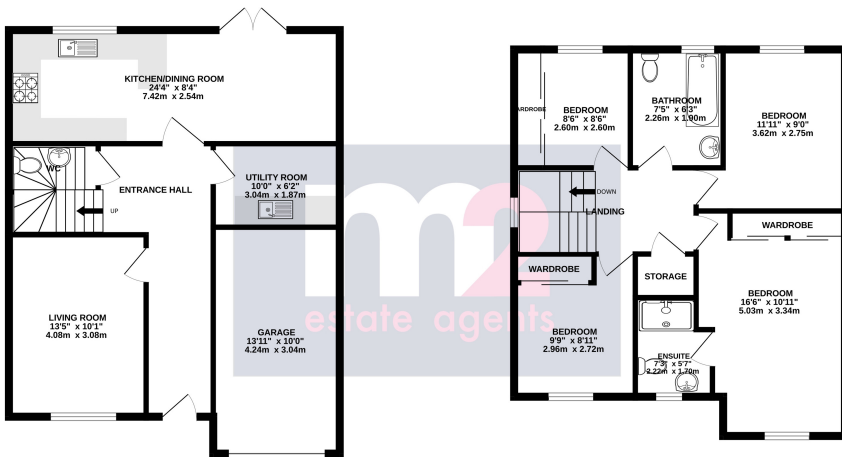
Council Tax Band:

Band E

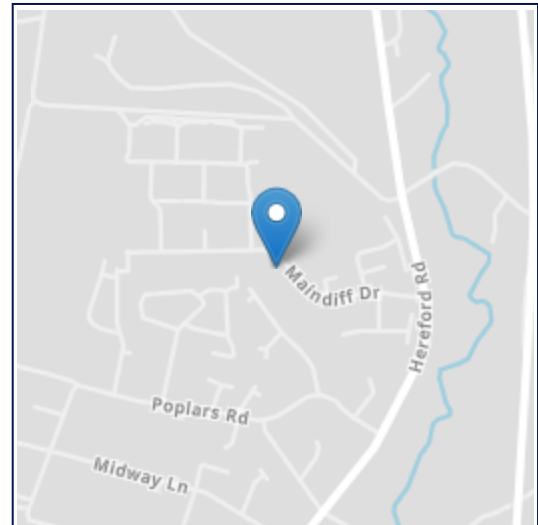


GROUND FLOOR

1ST FLOOR



While 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. Made with Measure (2024)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)		93
A		
(81-91)	83	
B		
(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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.