



**5 Rhodfa Owain Glyndwr, Llanfoist,  
Abergavenny. NP7 9EJ  
£370,000  
Tenure Freehold**

- SEMI DETACHED PROPERTY
- TWO EN-SUITES
- DRIVEWAY AND DETACHED GARAGE
- FOUR BEDROOMS
- KITCHEN / DINING ROOM
- NEWLY BUILT IN 2022

Located on the much sought after new development "The Grove" in Llanfoist is this excellent size Two Year Old, Four Bedroomed Semi-Detached Town House style home that offers accommodation over three floors comprising: Entrance Hall, Ground Floor W/C, Lounge, Kitchen/Diner, Three Bedrooms (One En- Suite) and Bathroom to the first floor and a Master Bedroom with En-Suite to the second floor. The home is well presented throughout and benefits from Gas Central Heating via a Combination Boiler and Upvc Double Glazing. To the outside there are front and rear gardens and a driveway for 2-3 cars to one side fronting a single Detached Garage.

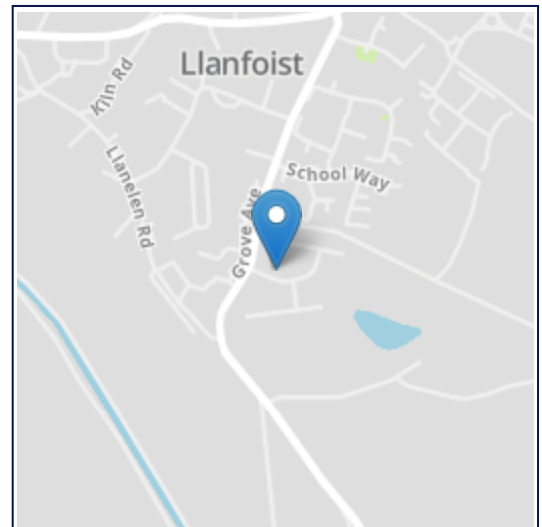
Conveniently located with all amenities close by, with Waitrose supermarket just 0.8 miles away and a primary school within walking distance. The village of Llanfoist over recent years as expanded with restaurants, hair dressers and a police station. Further into the village is access onto the Monmouthshire and Brecon Canal, a cycle path, village hall and children's play park. With the popular market town on Abergavenny approximately 1.8 miles away. Abergavenny town has a number of independent shops, bakery's, restaurant's, pubs and even a cinema. The town also has a number of different supermarkets, leisure facilities, dentist's 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 E.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		95
<b>A</b>		
(81-91)	86	
<b>B</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		
<b>England, Scotland &amp; Wales</b>	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.