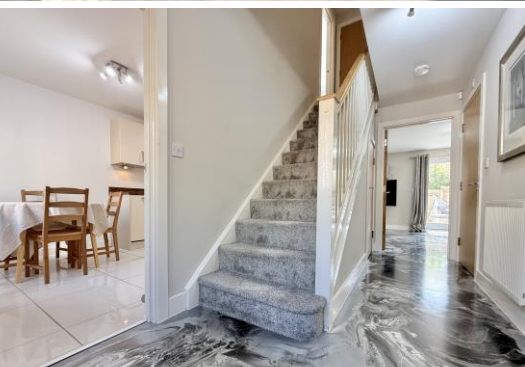




22 Coed Y Brenin, Llantilio Pertholey, Abergavenny, NP7 6PY.

Five Bedroom Detached House with Driveway and Garage.

Guide Price of
£435,000

22 Coed Y Brenin, Llantilio Pertholey, Abergavenny, NP7 6PY

Overview

- Detached Property
- Five Double Bedrooms
- Two En-suites
- Two Reception Rooms
- Kitchen/ Dining Room
- Versatile Accommodation
- No Onward Chain
- Driveway and Garage
- Immaculately Presented



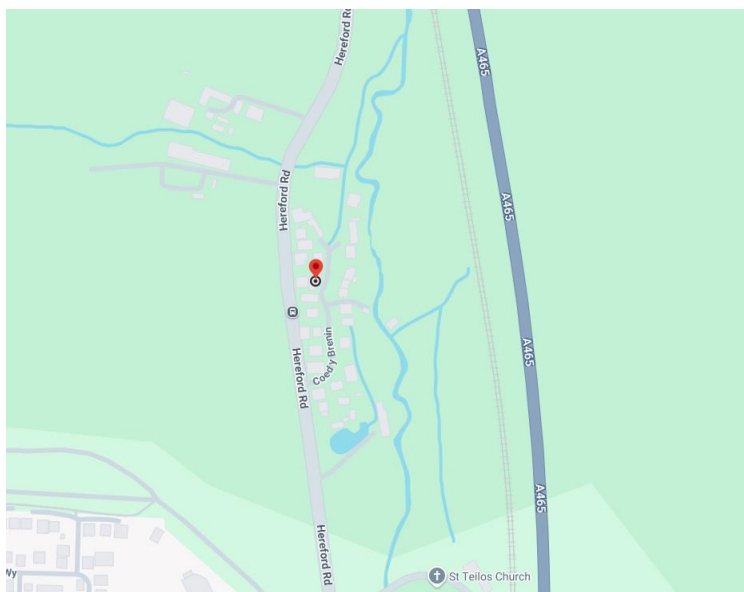
M2 Estate Agents are delighted to introduce this immaculately presented five bedroom property.



A versatile property with accommodation over three floors. The ground floor comprises of an entrance hall, kitchen / dining room with ample cupboards and worktop space, an integrated dishwasher, fridge/freezer, integral electric oven and five-ring gas hob. A spacious living / dining room to the rear of the property with French doors leading to the rear garden. A further reception room currently being used as an office could be used as a second sitting room or play room. A ground floor WC and under stairs storage.

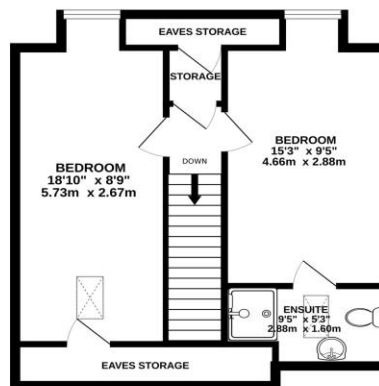
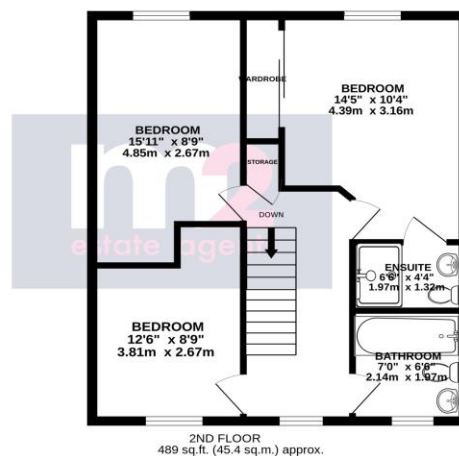
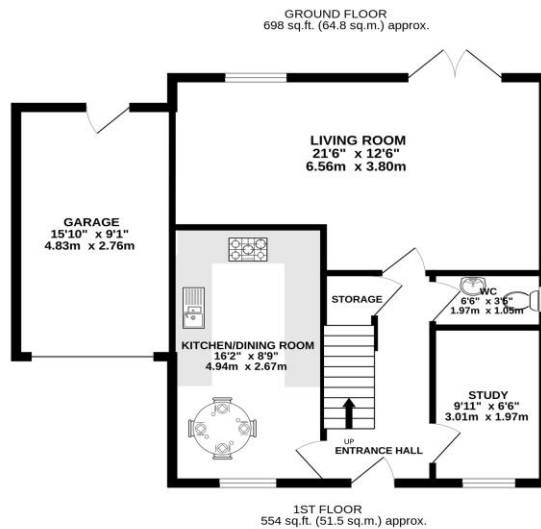


To the first floor, a master bedroom having built in wardrobes and an en-suite shower room. Two further double bedrooms and a three-piece family bathroom. To the second floor two double bedrooms one of which has an en-suite shower room. Storage cupboard leading to further eves storage. The front of the property has been upgraded for easy maintenance, a driveway providing parking and single garage. To the rear, a south facing garden which has been upgraded with a generous patio area and lawn.



Location

The property is situated on a small modern development on the edge of Abergavenny, less than two miles from the town centre. Abergavenny has a choice of primary schools and a secondary school. The town centre offers all necessary amenities such as doctors and dentist surgeries, a number of supermarkets, independent shops, butchers, cafes, restaurants and pubs as well as its own cinema and library. The town is also the perfect commuter's town as it accommodates both bus and train stations and is close to all major road links. It is also an extremely picturesque town well known for its walks and bike trails through the mountains and along the river Usk.



TOTAL FLOOR AREA : 1741 sq.ft. (161.7 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		80	88

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.