



Estate Agents

Taylor & Co

Abergavenny

Maindiff Drive  
Abergavenny NP7 6PX

Asking Price  
£289,950



# Maindiff Drive

## Abergavenny, Monmouthshire NP7 6PX

Three bedroomed end of terrace family home sitting in landscaped gardens | Views towards Skirid Fawr  
Living room | Kitchen / diner with integrated appliances | Cloakroom  
Principal bedroom with en-suite shower room | Modern white bathroom suite  
Driveway providing off street park for two/three vehicles | Larger than average garden with sandstone patio  
Shed equipped with power | Gated access to the front | Remainder of 10 yr Premier Guarantee

**This stylish three bedroom end of terrace family home sits in landscaped gardens and enjoys views towards the Skirid Fawr. Arranged over two floors, this beautifully presented home has a living room opening into a kitchen/diner with integrated appliances and patio doors leading onto a sandstone patio. The principal bedroom has an en-suite shower room and an in-built wardrobe, whilst the other two bedrooms are served by a modern white bathroom suite and a cloakroom on the ground floor. Storage is well provided for with fitted cupboards internally, and externally, a storage shed equipped with power. Off street parking is catered for on a tarmac driveway to the side of the property with secure gated access to the larger than average garden at the rear. This home will suit first time buyers, second steppers and landlord investors in equal measure and is being offered to the market with the remainder of its 10 year Premier Guarantee (2018).**

**SITUATION** | The property is situated in the village of Llantilio Pertholey in a residential setting within easy access of the centre of Abergavenny. Local amenities include a convenience store with post office and a highly regarded beauty salon. The area is served by several schools for all ages including the favoured Llantilio Pertholey primary school and King Henry VIII high school.

For more comprehensive leisure and shopping amenities, Abergavenny town centre is within

walking distance or a local bus service provides easy access to the town with the bus stop for both directions situated a short walk away. Abergavenny hosts a market several times a week and boasts boutique style shops, grocery and newsagent stores, supermarkets and many well-known high street shops. The town also has its own cinema and leisure centre, as well as several restaurants and bistros for lunchtime and evening entertainment.

The railway station is just over two miles away, providing connecting services to Manchester and central London whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Cwmbran, Cardiff and Merthyr Tydfil.

### ACCOMMODATION

**ENTRANCE HALLWAY** | Composite entrance door, stairs to the first floor, radiator in a decorative grille, tiled floor, electricity consumer unit. Door to:

**CLOAKROOM** | Lavatory, wash hand basin in vanity unit, frosted double glazed window, radiator, tiled floor.

**LIVING ROOM** | Double glazed window to the front aspect, deep understairs storage cupboard, radiator. Door to:

**KITCHEN / DINER** | The Kitchen is fitted with a range of cabinets in a shaker style finish with brushed chrome door furniture, contrasting wood style laminate worktops over with matching upstands, tiled splashbacks and over counter lighting inset sink unit, four ring gas hob with extractor hood above and single oven beneath, integrated washing machine and dishwasher, space for full height fridge/freezer, cupboard housing an Ideal gas central heating boiler, double glazed window and a set of double glazed patio doors opening into the rear garden.

### FIRST FLOOR

**LANDING** | Loft hatch, linen cupboard.

**BEDROOM ONE** | Double glazed window to the front aspect, in-built wardrobe, radiator. Door to:

**EN-SUITE SHOWER ROOM** | Fitted with a white suite to include a corner shower cubicle with thermostatic shower mixer, lavatory, wash hand basin, frosted double glazed window, extractor fan, fitted storage cabinet, ladder towel rail.

**BEDROOM TWO** | Double glazed window to the rear aspect with a view towards the Skirid Fawr, radiator.

**BEDROOM THREE** | Double glazed window to the rear aspect with a view towards the Skirrid Fawr, radiator.

**FAMILY BATHROOM** | The bathroom is fitted with a white suite to include a panelled bath with overhead shower attachment, lavatory, wash hand basin, ladder towel radiator, extractor fan.

## OUTSIDE

**FRONT** | The property is approached via an attractive garden forecourt area which has been landscaped to incorporate attractive stone bedding areas interspersed with lavender borders, roses and a specimen silver birch tree with a path leading to the entrance.

A tarmacadam driveway provides **off street parking** for two/three vehicles.

**REAR GARDEN** | Occupying a larger than average plot for this size property, this landscaped rear garden has been well designed with an Indian sandstone patio adjoining the kitchen/diner and providing a great entertaining space for dining outdoors. Around the garden are railway sleeper style borders is planted with a variety of flora including clematis and roses. To the rear of the garden, a rubber chipped play area hosting an apple tree with space for a trampoline.

The riven paved pathway continues to the side of the house with space for two sheds, one of which will remain and is equipped with power providing a useful overflow storage space for the house and secure gated access to the front. Outside lighting, power socket and water tap.



**GENERAL** Reference AB473

**Tenure** | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

**Services** | Mains gas, electric, water and drainage are connected to the house.

**Council Tax** | Band D (Monmouthshire CC)

**Service Charge** | An annual service charge is levied by Remus, the management company responsible for the upkeep of the communal areas of the Willow Court development. The charge for the last financial year was £215.94.

**EPC Rating** | Band B

**Flood Risk** | No flood risk from rivers or surface water according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Number CYM763297. There are no restrictive covenants associated with the property.

**Local planning developments** | The Agent is not aware of any planning proposals in the area which may affect this property. Refer to Monmouthshire Planning department for further information.

**Broadband** | According to Ofcom, full fibre (ultrafast) is available in this postcode area but currently until the roads are adopted by the council, it is via FibreNest.

**Mobile network** | According to Ofcom, 02 has likely indoor coverage, Three, EE, and Vodafone have limited indoor coverage.

**Viewing Strictly by appointment with the Agents**

T 01873 564424

E abergavenny@taylorandcoproperty.co.uk













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