



Estate Agents

Taylor & Co

Abergavenny

Woodland Crescent  
Llanfoist, Abergavenny NP7 9LY

Asking Price  
£260,000



# Woodland Crescent,

## Llanfoist, Abergavenny NP7 9LY

A spacious semi detached Cornish style house situated in the favoured Llanfoist neighbourhood  
Entrance hall and large side lobby | Spacious sitting room | Separate dining room  
Fitted kitchen with built in appliances | Ground floor shower room | Four Bedrooms | Family bathroom  
Open plan front garden | Private, enclosed rear garden  
NO ONWARD CHAIN

**A spacious, Cornish style, semi detached house situated in a convenient location at the foot of the locally renowned Bloreng mountain in the favoured and highly regarded neighbourhood of Llanfoist. The property provides a versatile arrangement with a light and airy living environment to include an entrance hall, sitting room with fireplace, separate dining room, fitted kitchen with built in appliances, large side lobby with storage shed and ground floor shower room plus four bedrooms and a family bathroom. Double glazed doors and partial double glazed window plus central heating provided to radiators throughout the property from a modern combination type boiler. There is an open plan garden to the front whilst to the rear is a private, enclosed garden laid principally to lawn.**

**SITUATION** | Situated within walking distance of the Waitrose Superstore with John Lewis at Home section, Castle Meadows, the Brecon to Monmouthshire Canal and the River Usk plus easy access of road links the railway station, bus station and the national road network and this family home is situated a little over a mile from the town.

The area is particularly well served with schools for all ages, including the highly

regarded Llanfoist Fawr Primary School and for secondary education, King Henry VIII can be found in the centre of town.

The area is internationally favoured as a foodie haven as well as an ideal base for professional and amateur leisure pursuits. For those seeking long walks there are pathways leading to the summit of Bloreng Mountain from which colourful hang gliders may be observed. For comprehensive leisure and shopping amenities, the town centre boasts many individual boutique style shops, eateries and restaurants, grocery and newsagent stores, supermarkets and many well-known high street shops.

Abergavenny also hosts a market several times a week. The town has its own cinema and leisure centre as well as several eateries for evening entertainment. Abergavenny railway station is approximately two miles away whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Cwmbran, Cardiff and Merthyr Tydfil and further afield to the M4 and the Midlands.

### ACCOMMODATION

**HALLWAY** | Entered from the front via a UPVC double glazed door with letterbox, staircase to the first floor with storage cupboard beneath, radiator, ceiling mounted mains operated smoke alarm.

**SITTING ROOM** | Large UPVC single glazed window to the front with fitted vertical blind, timber fire surround with marble hearth housing a coal/flame effect gas fire, television aerial point, radiator, coved ceiling.

**KITCHEN** | Neatly fitted with a matching range of floor and wall units incorporating drawers and cupboards, contrasting worktops with tiled splashback and inset stainless steel single drainer sink unit, built in 'NEFF' four ring halogen hob with integrated cooker hood above, electric double oven/grill, walk in pantry, wall mounted 'Worcester' gas fired central heating boiler, single glazed window to the rear, riven tiled flooring.

**DINING ROOM** | Single glazed window to the rear, radiator, built in cupboards with louvre doors.

**SIDE LOBBY** | With double glazed entrance doors to both the front and rear, light.

**SHOWER/UTILITY ROOM** | Space and plumbing for washing machine, white suite including a shower tray with curtain, 'Triton' electric shower unit and with the shower area being fully tiled, low flush toilet, pedestal wash hand basin.

**STORE SHED** | With frosted double glazed window to the front.

### **FIRST FLOOR**

**LANDING** | Staircase from the ground floor with half landing and double glazed window to the side, loft access hatch, ceiling mounted mains operated smoke alarm

**BEDROOM ONE** | Two double glazed windows to the front, radiator, range of built in wardrobes along one wall.

**BEDROOM TWO** | Double glazed window to the rear enjoying a view of the Bloreng and Sugar Loaf mountains, radiator.

**BEDROOM THREE** | Radiator, Built in single cupboard, double glazed window to the front.

**BEDROOM FOUR** | Radiator, double glazed window to the side.

**BATHROOM** | Fitted with a white suite and including a panelled bath with mixer tap and flexi hose shower head attachment, low flush toilet, pedestal wash hand basin, radiator, two built in cupboards with louvre doors, frosted double glazed window to the rear.

### **OUTSIDE**

**FRONT GARDEN** | Open plan lawned garden to the front with paved pathway leading up to the front and side entrance doors.

**REAR GARDEN** | The rear garden is enclosed by mature conifers and close boarded timber fencing and is laid principally to lawn whilst also including an aluminium framed greenhouse and flower bed along one side.

### **GENERAL**

**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 County Council)

**EPC Rating** | Band C

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

**Covenants** | The property is registered with HMLR, Title Number CYM802634. There are restrictive covenants associated with the property, for further details, speak to the Agent.

### **Local planning developments**

The Agent is not aware of any planning developments in the area which may affect this property.

**Broadband** | Fibre to the premises, fibre to the cabinet and copper wire connection available to the property.

**Mobile network** | 02, Three, EE, Vodafone indoor coverage.

**Viewing Strictly by appointment with the Agents**

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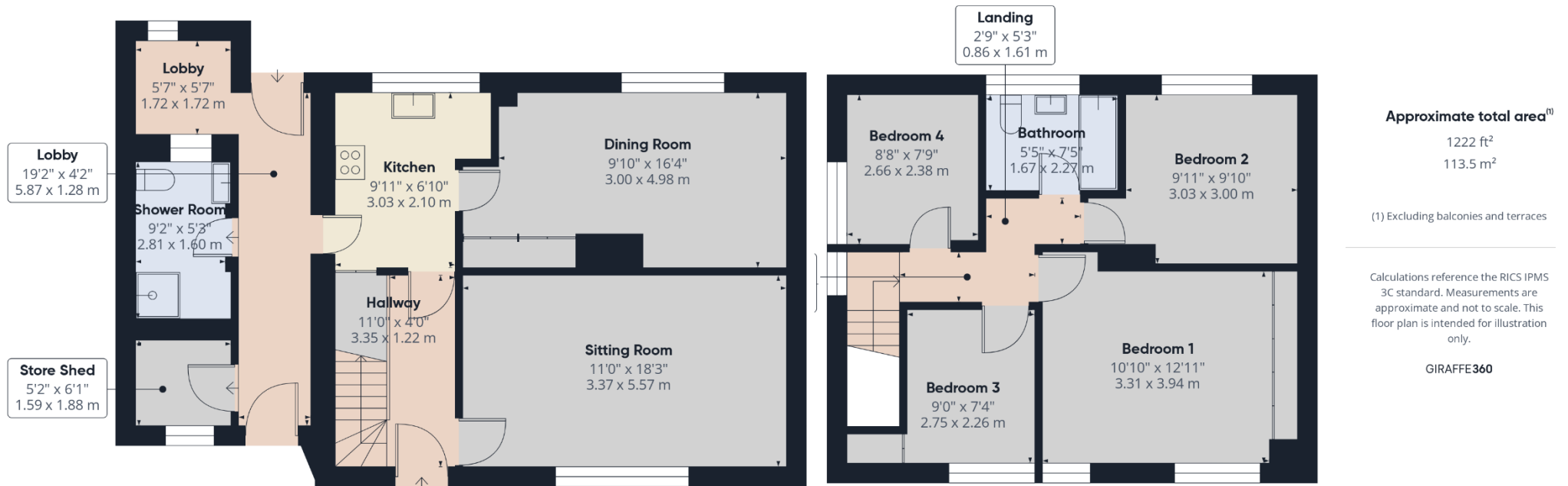


# Floorplan

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