



ABERGAVENNY

Offers over **£265,000**



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40 MAES Y LLARWYDD

Abergavenny, Monmouthshire NP7 5LQ



Two bedroomed coach house
En-suite to principal suite
Generous gardens and garage

This well proportioned coach house is situated in an exclusive development on the outskirts of Abergavenny town centre. Abergavenny is an historic market town taking pride of place in the heart of Monmouthshire and hosts a vast array of independent shops, restaurants and bars, as well as the much renowned market.

There are larger shops in Abergavenny such as Waitrose and Boots to ensure all requirements are catered for. Abergavenny is home to several festivals, most notably the internationally renowned Food Fest and also the more unique Steam Fair Rally during August in Bailey Park.

The nearby Brecon Beacons offer the outdoor enthusiast endless opportunities for outdoor activities. Whatever interest one may have, this delightful market town has something for everyone and is a true gem for those seeking a home for families or as a base to explore the nearby countryside.

The larger cities of Bristol, Cardiff and Birmingham are also easily commutable using either major road or rail links.



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KEY FEATURES

- Two bedroomed coach house
- En-suite facilities
- Open plan reception room
- Fitted kitchen
- Garage
- Generous gardens enjoying privacy



STEP INSIDE



The interior of this charming coach house offers a welcoming and functional living space. As you step through the ground floor front door, you are immediately greeted by a sense of comfort and convenience.

The design is well-thought-out and caters to modern living needs.

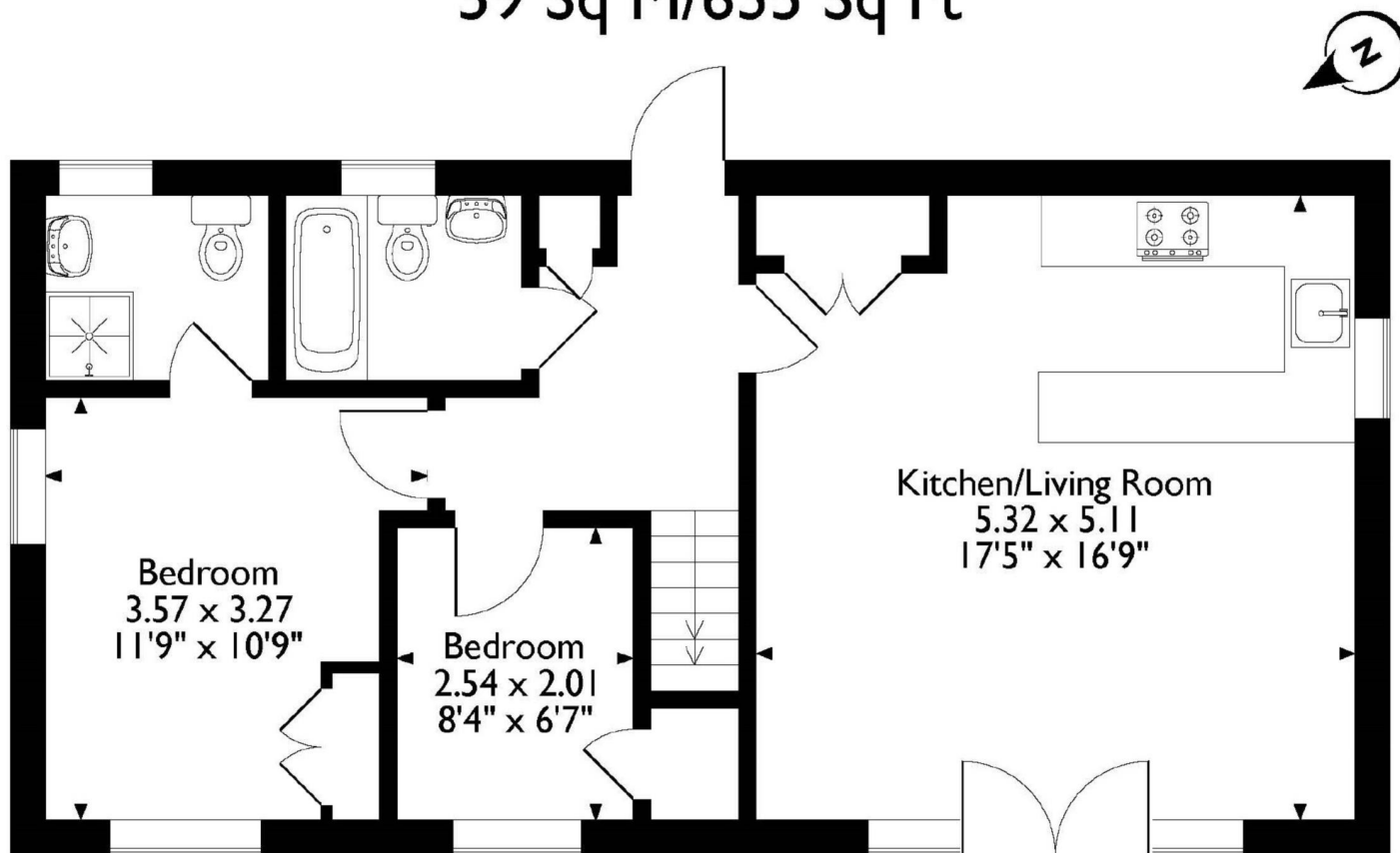
Upon entering and ascending the staircase, you find a convenient storage cupboard, perfect for stowing away coats and shoes, helping you maintain a clutter-free living space.

There is also a door to the rear garden.

At the top of the staircase, when you turn right, you are welcomed into the main open-plan reception room. This spacious area is designed for versatility, with ample room for both a comfortable lounge and a dining area. Large French windows open to a Juliet balcony, allowing natural light to flood the room and providing a pleasant view to the front.

The open-plan design seamlessly transitions into the kitchen area. Here, you'll discover a well-appointed kitchen with an array of wall and base units, offering plenty of storage space and a clutter-free look. The abundant workspace allows for easy meal preparation and cooking. The kitchen is equipped with integrated Bosch gas oven and electric hob, making it a dream for those who love to cook. Also an integrated Bosch washer and dryer with space for a dishwasher if required.

Approximate Gross Internal Area 59 Sq M/635 Sq Ft



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

An additional storage cupboard can be found in the kitchen, housing the boiler, keeping it neatly out of sight. This practical feature adds to the overall tidiness of the living space.

The coach house features two comfortable bedrooms. The principal suite is especially inviting, boasting en-suite shower facilities. This private retreat ensures that you have a comfortable and convenient space to unwind. The other bedroom is perfect for guests, children, or as a home office, offering flexibility in its use.

The family bathroom is fitted with a modern white three-piece suite, providing a fresh and clean look to the space. It caters to the needs of both residents and visitors, ensuring everyone's comfort.

Overall, the interior of this coach house combines functionality with a modern and welcoming aesthetic.

The open-plan design, ample storage, and well-equipped kitchen make it an ideal space for contemporary living.

Whether you are relaxing in the reception room, cooking in the kitchen, or enjoying the privacy of the bedrooms, this house offers a comfortable and inviting environment for residents to call home.

STEP OUTSIDE



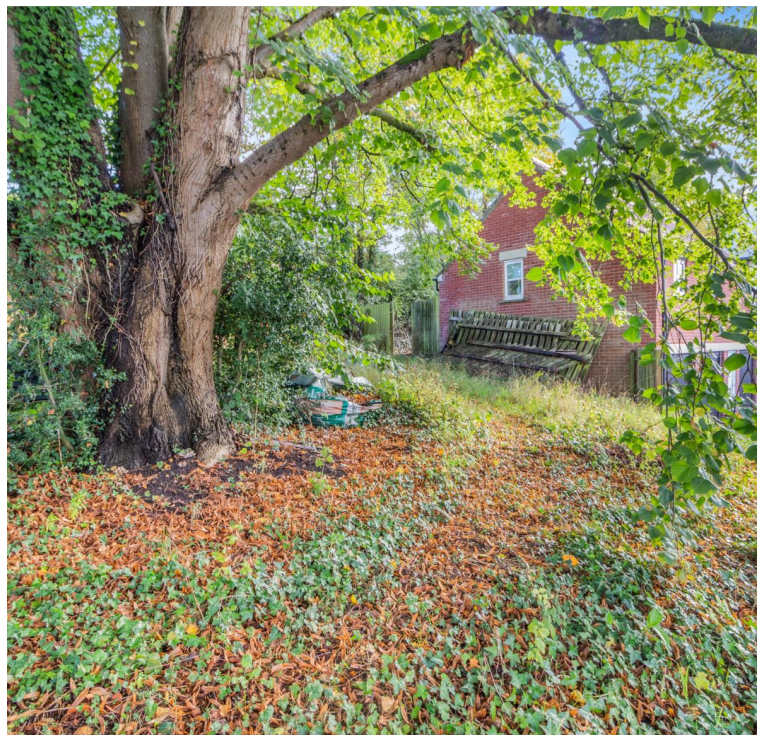
The exterior of this house is both inviting and practical. The garden, accessible through a door from the landing, provides a seamless connection to the outdoors. The predominantly low-maintenance pea shingle landscaping offers a clean and neat appearance, making it easy to care for and maintain.

A delightful feature of the garden is the presence of mature shrubs and trees, which contribute to year-round colour and a pleasant, natural ambience. These lush, well-established plants bring vibrancy and life to the outdoor space, creating an oasis of tranquility in any season.

The front of the garden is enclosed by a secure fence, providing privacy and a clear boundary. This not only enhances the safety of the property but also adds to the overall curb appeal. The exterior of the house beautifully combines functionality with aesthetics, offering a peaceful and visually pleasing outdoor space that complements the interior's comfort and style. There is also a single garage, ideal for parking a vehicle or as additional storage if required.

INFORMATION

Postcode: NP7 5LQ
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

On entering the town of Abergavenny via the A40 Monmouth Road, take the right hand turning into Holywell Road. Follow the road until you reach the mini roundabout, taking the second exit, proceed up the hill taking the first right into Coed Glas Lane and follow the road round to the left into Maes Y Llarwydd. Continue along bearing right when reaching the fork in the road, and the property will be found shortly on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	75	75
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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