



# LLANTILIO PERTHOLEY

Guide price **£400,000**



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# 89 MAINDIFF DRIVE

Llantilio Pertholey, Abergavenny, Monmouthshire NP7 6PW



Spacious modern detached home  
Ideal family living with generous garden space  
Versatile indoor and outdoor areas for relaxation

Nestled in the desirable area of Llantilio Pertholey, this modern detached house offers a perfect blend of style and practicality. The property features two stories with an appealing brick exterior and a driveway providing off-road parking along with access to a garage. The entrance is framed by a delightful garden, showcasing a variety of plants and shrubs that create a welcoming ambiance.

Inside, you'll discover a thoughtfully designed layout with a spacious living room, a dining area perfect for family gatherings, and two studies serving as ideal work-from-home spaces. The modern kitchen is well-equipped and flows seamlessly into the dining area, promoting a sociable atmosphere. The four bedrooms provide ample space, while the two bathrooms include both a shower and a bathtub for convenience. An additional utility room adds to the functionality of the home.





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£400,000



### KEY FEATURES

- Modern detached house with brick exterior
- Four bedrooms and two bathrooms
- Spacious living and dining areas
- Lush garden with patio and pergola
- Convenient driveway and garage space





# STEP INSIDE



Upon entering, you are greeted by a bright and inviting hall area that leads to generously proportioned rooms. The spacious living room, adorned with large windows, bathes the area in natural light, creating a warm atmosphere perfect for relaxation or entertaining guests.

Flowing through to the dining area, this space is designed for family meals and gatherings, with easy access to the modern kitchen. The kitchen itself is well-appointed, featuring contemporary worktops and ample storage, making it a pleasure to prepare meals.

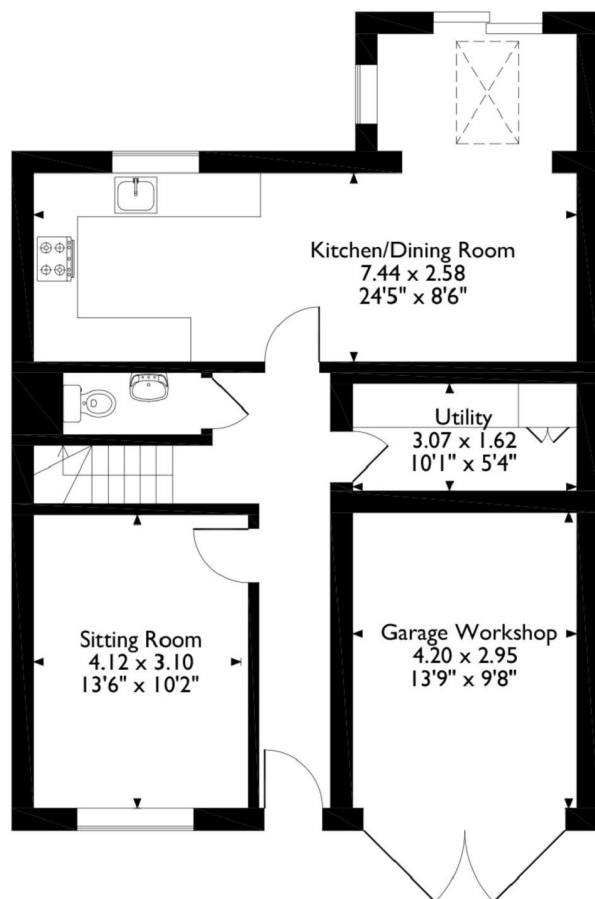
89, Maindiff Drive, Llantilio Pertholey, Abergavenny

Approximate Gross Internal Area

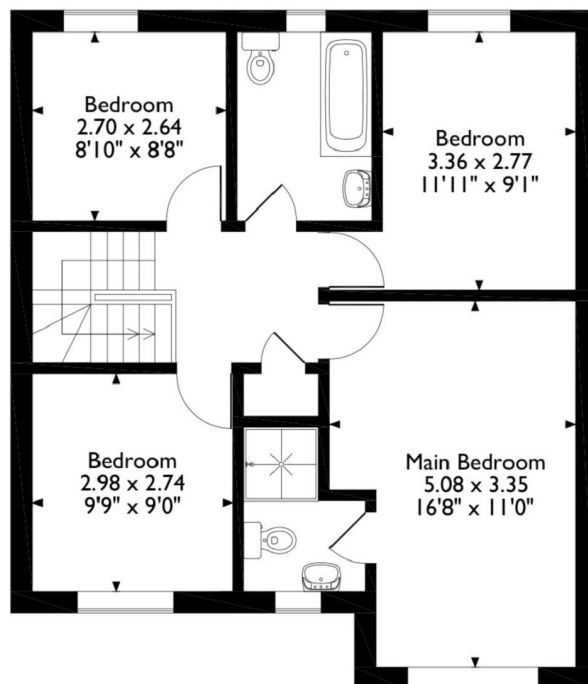
Main House = 115 Sq M/1238 Sq Ft

Garage = 12 Sq M/119 Sq Ft

Total = 127 Sq M/1357 Sq Ft



**Ground Floor**



**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.

The property boasts four comfortable bedrooms, designed to ensure restful nights. The master suite includes en-suite facilities, offering practicality for busy mornings. Each bedroom is well-proportioned, suitable for family members or guests and offering a personal retreat.

With a modern design throughout, the home features neutral tones and quality fixtures, ensuring a move-in ready experience.

Complete with a utility room for laundry and additional storage, this property caters to all the needs of modern family living, providing both comfort and utility.



# STEP OUTSIDE



The exterior of the property is equally impressive, featuring a well-kept garden that promotes outdoor living. The garden is framed by lush greenery and colourful flowers, creating an inviting outdoor space. A patio area offers the ideal setting for al fresco dining or simply enjoying a sunny day. Complemented by a charming pergola, this space adds character and functionality, perfect for relaxation or entertaining.

The driveway provides ample off-street parking, leading to the garage for added convenience. The overall setting of this detached house offers privacy while still fostering a friendly community atmosphere. The well-maintained garden not only enhances the aesthetics of the property but also serves as a haven for outdoor activities, gardening, or enjoying peaceful evenings under the stars.

## INFORMATION

Postcode: NP7 6PW

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: B







DIRECTIONS

Mime.explores.scrubber





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		94
B (81-91)	89	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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