



4 ST MABLEYS CLOSE

LLANVAPLEY | ABERGAVENNY | MONMOUTHSHIRE

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4 ST MABLEYS CLOSE IS SITUATED IN THE VILLAGE OF LLANVAPLEY, A SHORT DRIVE FROM THE TOWN OF ABERGAVENNY. THE PROPERTY IS A SEMI-DETACHED FAMILY HOME AND COMPRISES OF THREE BEDROOMS, TWO RECEPTION ROOMS AND AN ENCLOSED GARDEN WITH VIEWS OVER THE VILLAGE GREEN AND CRICKET PAVILION.

- Charming semi-detached three bedroom family home •
- Three bedrooms, two bathrooms and two reception rooms •
 - Kitchen / dining room with dual aspect views to the front and rear •
 - Established front and rear gardens •
 - Versatile attic space above with Velux window •
- Just 5 miles to Abergavenny and 11 miles to Monmouth •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Hereford / Cardiff and London •

DISTANCES

Abergavenny 5.3 miles • Monmouth 10.9 miles
Raglan 7.8 miles • Abergavenny 23.7 miles
Hereford 26.5 miles • Cardiff 37.8 miles
Bristol 47.5 miles • London 157.4 miles

Abergavenny Train Station 4.7 miles
Newport Train Station 22.4 miles
Bristol Parkway Station 42.9 miles

Bristol Airport 53.5 miles • Birmingham Airport 89.3 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

The property enjoys an excellent location and position within the village of Llanvapley, just 5 miles to Abergavenny a town known as the gateway to Wales. It is just 6 miles from the border with England and is a thriving market town still hosting a weekly indoor market in the town centre. The Angel Hotel in the centre of Abergavenny, just a stone's throw away from Abergavenny Castle offers award winning afternoon teas.

Abergavenny boasts a bustling town centre with many high street and boutique shops, a train station, Nevill Hall Hospital, Waitrose supermarket and fantastic primary and secondary schools including King Henry VIII 3-19 school which is currently under construction for redevelopment.

There are good connections to the main road network with the historic border town of Monmouth being just over 11 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

THE PROPERTY

4 St Mableys Close is a charming semi-detached family home.

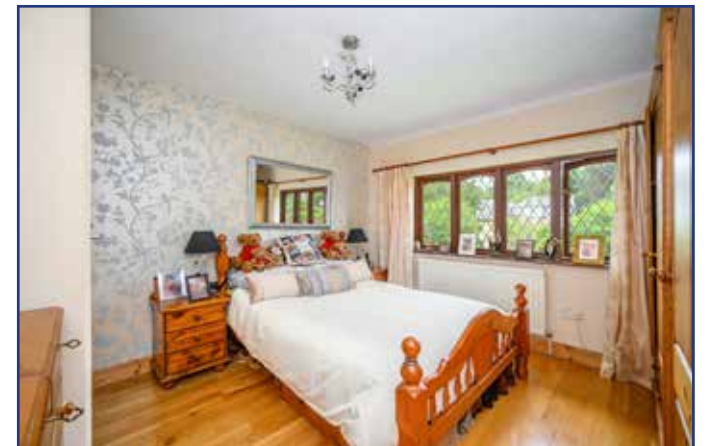
Step inside, using the formal entrance into the hallway whereby the kitchen and living room are situated either side.

The kitchen benefits from a range of white base and wall units, granite work surfaces, space for an electric range cooker, sink with drainer, and integral dishwasher. There is room for a family sized table and chairs where a view to the front aspect can be appreciated. The kitchen also benefits from a woodburning stove.

Off the kitchen is a large convenient utility room with additional work surfaces, space for washing machine and tumble dryer and shower room with w.c. Further to this there is a boot room which has an abundance of base and wall units, which provides an excellent space for further storage.

The living room leads from the entrance hall, which opens into a large sitting room and dining room, views can be appreciated both to the front and rear aspect. The woodburning stove is an attractive focal point in the room.

Stairs from the entrance hall lead up to three bedrooms and family bathroom. Two of which are double rooms and the third being a single room. The vendors have also created an attic space which includes Velux windows and is a very versatile area.



OUTSIDE

The property enjoys a beautiful situation with views out to Llanvapley playing fields which includes the cricket pavilion. The rear garden is well established, enclosed with fencing and mature shrubs and mainly laid to lawn. Steps lead down from a patio area on to the garden. There is a gate that leads directly on to the playing fields.

At the front of the property, there are communal parking spaces. The property is set back from the road, and a path leading to the front door.

KEY INFORMATION

Services: Mains electricity, water, drainage and oil fired central heating.

Tenure: Freehold

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

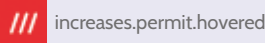
Council Tax Band: D

Local Authority: Monmouthshire County Council. Telephone: 01633 644644

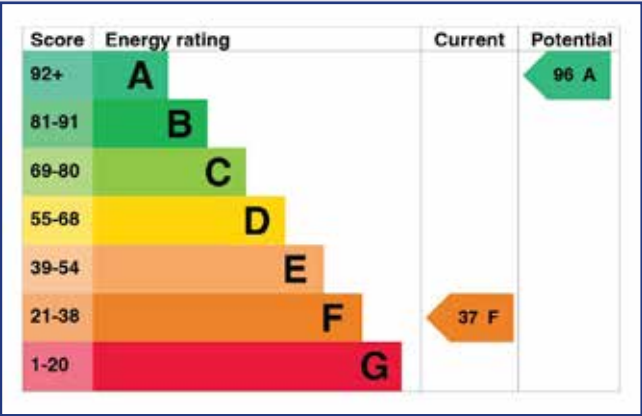
Viewings: Strictly by appointment with the selling agents

Directions: Follow the B4233 from Abergavenny for approximately 4 miles where the property can be found on the right hand side in the centre of the village.

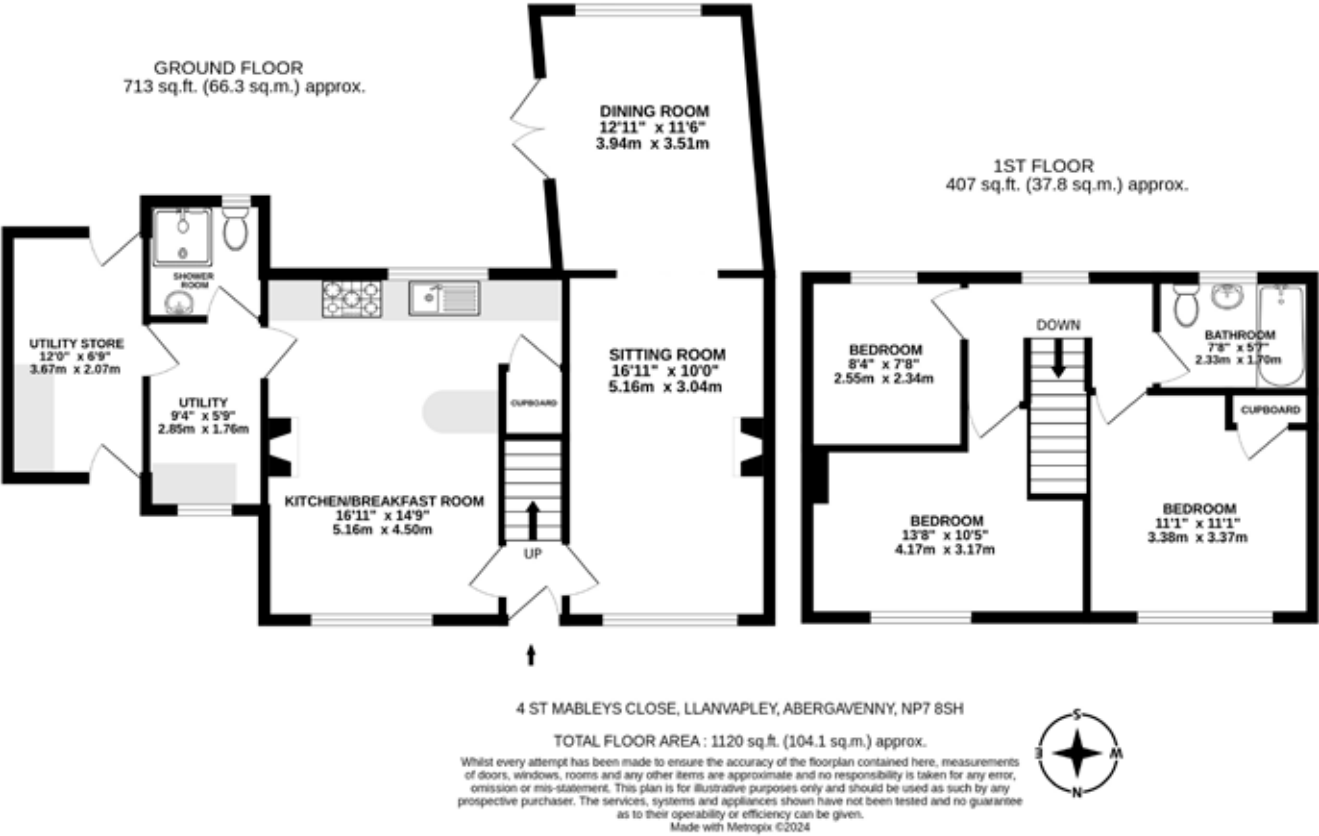
Postcode: NP7 8SH



EPC



FLOORPLAN



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