



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Old Barn Way Abergavenny

£250,000



- Well Presented Semi Detached Family Home
- Three Double Bedrooms
- Driveway Parking For Multiple Vehicles
- Generously Sized Living Room
- Dining Room With Sliding Doors To Rear
- NO FORWARD CHAIN
- East Facing Rear Garden With Views
- Walking Distance To Shops And Schools
- Overlooking Expansive Green Space
- EPC Rating: D | Council Tax: C | Tenure: Freehold

Ref: PRA10987

Viewing Instructions: Strictly By Appointment Only



General Description

****VIDEO TOUR AVAILABLE****

Offered chain free, this smart and spacious three bedroom semi-detached home is nestled in a popular residential cul-de-sac with private driveway, and a sunny, east-facing garden.

This fantastic property offers a blend of modern comfort and ample space for everyday living. The property has been extended to the rear, providing a versatile layout with open plan living areas and generous room sizes. The large lounge leads seamlessly to the dining room with views over the garden via the sliding patio doors. To the rear is a contemporary kitchen with integrated appliances, and a useful pantry cupboard. For added convenience, there is a side lobby with external access and two good sized storage spaces, offering potential to create a utility room and/or additional living space, subject to any necessary planning.

The upstairs layout includes three well-proportioned double bedrooms, two complete with built-in wardrobes. The family bathroom is a four-piece suite with rainfall shower over the tub, wash hand basin, W.C. and a bidet. The property further benefits combi-boiler heating and double glazing throughout.

OUTSIDE

Patio doors and side access leads to the rear garden, which benefits from a desirable easterly aspect. The garden is enhanced by a patio seating area overlooking the Deri mountain, perfect for alfresco dining and entertaining. Off-road parking on the driveway is a significant advantage, accommodating multiple vehicles with ease.

SITUATION

Located to the north of Abergavenny town, the property is a stones throw away from expansive green space, shops and the local secondary school, making it an ideal choice for families. The town is within walking distance offering a bustling high street filled with shops, supermarkets, cafes, and restaurants catering to all tastes. Green spaces such as Bailey Park, Mardy Park and the River Meadows provide beautiful spots for leisure and outdoor activities. Transport links are also favourable, with Abergavenny Railway Station within easy reach, offering regular services to Newport, Cardiff, Hereford and beyond.

ADDITIONAL INFORMATION

EPC Rating | D

Council Tax Band | C (at the date the property was listed)

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

Local Authority | Monmouthshire County Council

Services | We understand that the property is connected to mains gas, electricity, water and drainage.

Broadband | Standard, Superfast and Ultrafast broadband is available. Please make your own enquiries via OFCOM.

Mobile | Three, O2 and Vodaphone - Likely indoor coverage | EE, Three, O2 and Vodaphone - Likely outdoor coverage. Please make your own enquiries via OFCOM.

Consumer Protection from Unfair Trading Regulations 2008

Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon. Please note that we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only and it must not be inferred that any item shown is included with the property.

Viewing | Strictly by appointment with the agents - Greg Roberts and Co

Accommodation

Entrance

uPVC and double-glazed door into Entrance Hallway.

Entrance Hallway

Laminated flooring, textured ceiling, door to lounge, door to Kitchen, louvre doors to useful storage cupboard, uPVC and double-glazed window to side, radiator, carpeted stairs to first floor.

Lounge (17' 8" x 10' 11" Max) or (5.39m x 3.32m Max)

Wood flooring, textured ceiling, two radiators, wooden fire place with electric log burner, entrance to Dining Room, uPVC and double-glazed window to front.

Dining Room (10' 8" x 9' 9") or (3.26m x 2.96m)

Carpet as laid, textured ceiling, radiator, uPVC and double-glazed sliding doors to rear.

Kitchen (10' 1" x 7' 5") or (3.08m x 2.27m)

Laminated flooring, textured ceiling, cream base and eye level units, tiled splashbacks, composite sink, integrated gas hob with electric oven and stainless steel extractor fan over, integrated dishwasher, space for washing machine, space for fridge-freezer, radiator, doors to storage cupboard, white gloss and glazed door to side lobby, uPVC and double-glazed window to rear.

Side Entrance Lobby

Tiled flooring, corrugated roof, entrance to two storage rooms, hardwood and obscured single glazed door to front, uPVC and obscured double-glazed door to rear.

L-shaped Landing

Carpet as laid, textured ceiling, doors to Bedrooms, door to Bathroom. loft access, uPVC and double-glazed window to side.

Bedroom 1 (14' 1" x 9' 0") or (4.29m x 2.75m)

Carpet as laid, textured ceiling with spotlights, full width built in wardrobe, door to cupboard housing 'Baxi' combi-boiler (serviced January 25). radiator, uPVC and double-glazed window to front.

Bedroom 2 (10' 2" x 9' 2" Max) or (3.09m x 2.80m Max)

Carpet as laid, radiator, textured ceiling with velux sky tunnel.

Bedroom 3 (10' 8" x 9' 9") or (3.24m x 2.96m)

Laminated flooring, textured ceiling, radiator, uPVC and double-glazed window to rear.

Bathroom (6' 6" x 5' 10") or (1.98m x 1.78m)

Tiled flooring, tiled walls, textured ceiling with spotlights, panel-enclosed bath with 'Triton' electric shower over, wash hand basin with vanity unit beneath, W.C., beeday, traditional heated towel radiator, extractor fan, uPVC and obscured double-glazed window to rear.

Front of property

Bricked paved driveway with parking for multiple vehicles, within boundary walls and hedging.

Rear Garden

Paved path leading to patio seating area flanked with lawn, established shrubs and hedges all within boundary walls and fencing. Two metal storage sheds, one with electric supply.

Services

Mains electricity, mains water, mains gas, mains drainage

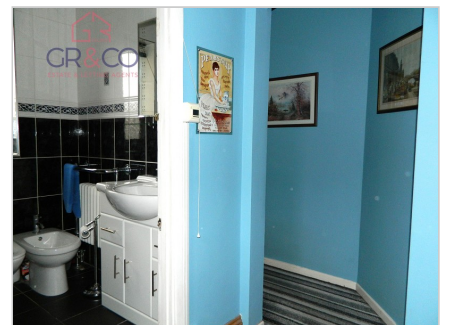
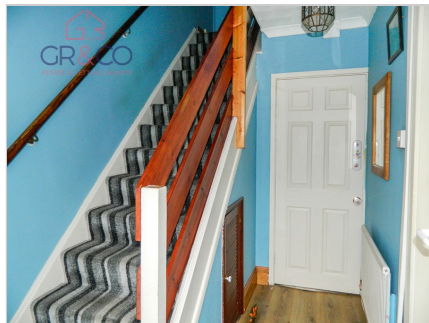
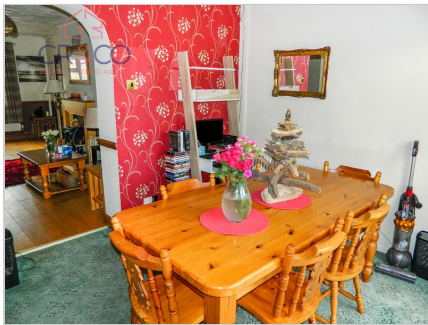
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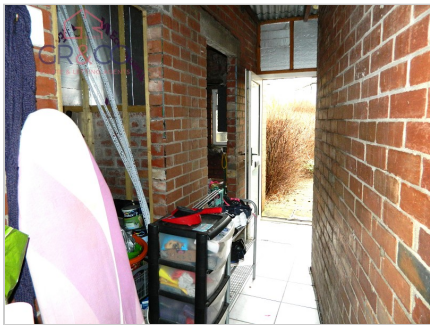
Tenure

We are informed that the tenure is Freehold

Council Tax

Band C





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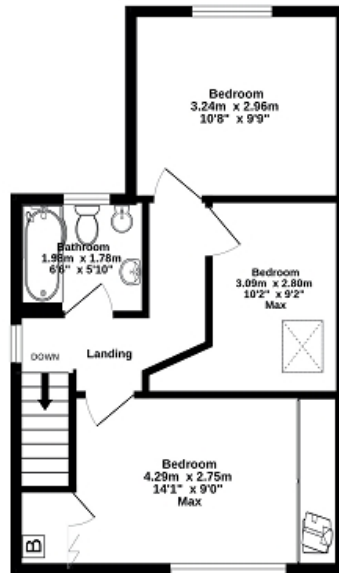
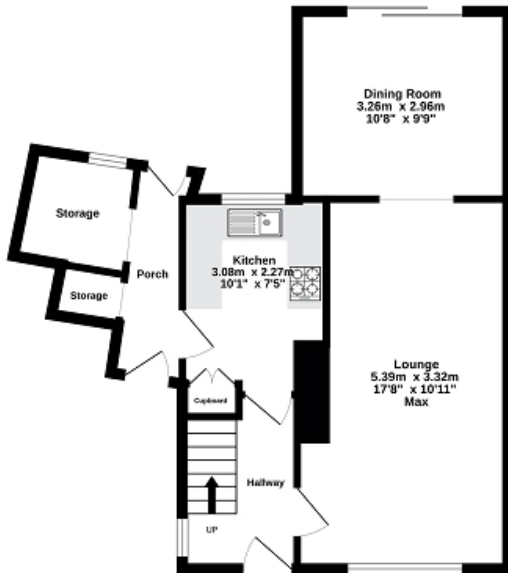
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www.gregrobertsandco.co.uk

Ground Floor
45.9 sq.m. (494 sq.ft.) approx.

1st Floor
39.5 sq.m. (425 sq.ft.) approx.



TOTAL FLOOR AREA: 85.3 sq.m. (919 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £225,000. From £225,001 to £400,000 - 6% of Purchase Price. From £400,001 to £750,000 - 7.5% of Purchase Price. From £750,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.