



Estate Agents

Taylor & Co

Abergavenny

Baker Street

Abergavenny NP7 5BH

Guide Price
£325,000



Baker Street

Abergavenny, Monmouthshire, NP7 5BH

← Excellently positioned three double bedroomed family home located in the heart of the town centre with views to the iconic Market Hall and surrounding mountains →

Range of character features including stone dressed and cast iron fireplaces, stripped wooden doors, windowsills, and floorboards

Delightful westerly garden with loggia | Walking distance to Linda Vista Gardens, Brecon to Monmouthshire Canal, River Usk and pathways to the Bloreng

Easy access to the high street, restaurants, cafes, and bistros, plus a Waitrose Hypermarket with John Lewis at Home all close-by

Dual aspect generously sized living room and kitchen/diner | Family room & utility room | Superb family bathroom suite

This beautifully presented three double bedroomed period residence has an excellent position in the heart of the historic town centre and affords superb views towards the iconic Market Hall and the peaks of the surrounding mountain scenery. Ideally placed within walking distance of the internationally famous high street and the green open spaces of Castle Meadows and Linda Vista gardens, this family home enjoys ease of access to the road network with good links to the train and bus station as well as being walking distance to a range of schools, including the highly popular Cantref Primary School.

This extended home sits in a delightful westerly garden with thoughtfully planned seating areas and given its aspect, is sated with natural light from its generously sized dual aspect reception rooms which are served by a large kitchen/diner. The cottage has retained several charming character features including cast iron grates and a feature vintage bread oven and will appeal to a range of buyers seeking a much loved home superbly equipped for family living.

SITUATION | This period property enjoys a prime central setting within walking distance of the town centre and within easy access of doctors' and dentist surgeries, Linda Vista Gardens, the cricket ground, tennis and bowls clubs, as well as many country walks including one of the area's most famous peaks, the Bloreng.

Just a stone's throw away are all the services and amenities one would expect of a thriving town centre. Abergavenny boasts a comprehensive range of shopping and leisure facilities, including a wide selection of individual boutique style shops, grocery and newsagent stores, a Waitrose store, a Tesco Metro 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 restaurants for evening entertainment.

Abergavenny railway station has regular services into central London via Newport, whilst road links at the Hardwick roundabout give easy access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff.

ACCOMMODATION

DUAL ASPECT LIVING ROOM | Double glazed window to the front aspect with a view towards the Little Skirrid and the Market Hall, further double glazed window and a glazed panelled door opening into the garden, beams to the ceiling, feature stone fireplace with wooden mantle over on a stone hearth with wood burner within and shelved recess to the side, staircase to the first floor, understairs nook, radiator, wooden latched

doors to both the kitchen/diner and the family room.

DUAL ASPECT KITCHEN/DINER | Double glazed window to the front aspect enjoying a view towards the Little Skirrid and the Market Hall, double glazed window and door opening into the garden, exposed beams and spotlights to the ceiling. The kitchen is fitted with a range of wall and base level units incorporating a corner display unit in a cream colour washed shaker style finish with complementary door furniture and over counter lighting, wooden worktops with inset sink unit, space for range style cooker, space for full height fridge/freezer, ample room for a large table and chairs, school style radiator, laminate flooring.

From the living room a latched door opens into:

FAMILY ROOM | Double glazed window to the front aspect with a view towards the Little Skirrid and the Market Hall, fireplace housing a feature vintage cast iron grate with bread oven to side and wooden mantle over, radiator, laminate flooring, courtesy high level window to rear. A wooden panelled latched door opens into:

UTILITY ROOM | Fitted with base level kitchen units with laminate worktops over, inset sink unit, space for washing machine, frosted double glazed

windows to the front and side aspects, double glazed door opening into the garden, laminate flooring.

FIRST FLOOR

GALLERIED LANDING | A generously sized landing with a large double glazed window over the stairwell area enjoying hillside views across the garden, loft access, storage cupboard with hanging rails within, airing cupboard housing Potterton gas central heating boiler with immersion heater.

BEDROOM ONE | Double glazed window to the front aspect with views towards the Market Hall and the Little Skirrid, radiator, deep walk-in wardrobe, stripped wood panelled door.

BEDROOM TWO | Double glazed window to the front aspect with views towards the Market Hall and the Little Skirrid, fireplace with cast iron grate and wooden mantle above, radiator, stripped wood panelled door.

DUAL ASPECT BEDROOM THREE | Double glazed windows to the front and rear aspects affording views to the Sugar Loaf, Deri, Little Skirrid and the Market Hall, radiator, inbuilt wardrobes to one wall.

FAMILY BATHROOM | Fitted with a white suite to include a "P" shaped bath with electric thermostatic shower mixer over, lavatory, pedestal wash hand basin, frosted double glazed window, inbuilt cupboard, partly tiled walls, radiator, exposed wooden floorboards.

OUTSIDE

WESTERLY REAR GARDEN | A particular feature of this family home, this delightful rear garden has been thoughtfully planned for maximum enjoyment of sunshine and space with a deep patio adjoining the house with loggia over providing an all-weather seating area. A flowerbed filled retaining wall adjoins the patio with a pathway leading onto an attractive lawned garden and a timber decked seating area. The garden has two separate outbuildings measuring 11'2 x 10'1 and 14'9 x 5'9 providing useful additional home/garden storage spaces. There is also a Gardener's WC. Gated access to the front. NB there is a neighbour's right of way in the rear garden.



GENERAL

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

Services | All mains services are connected

Council Tax | Band D (Monmouthshire CC)

EPC Rating | Band D

Viewing Strictly by appointment with the Agents

Taylor & Co: 01873 564424

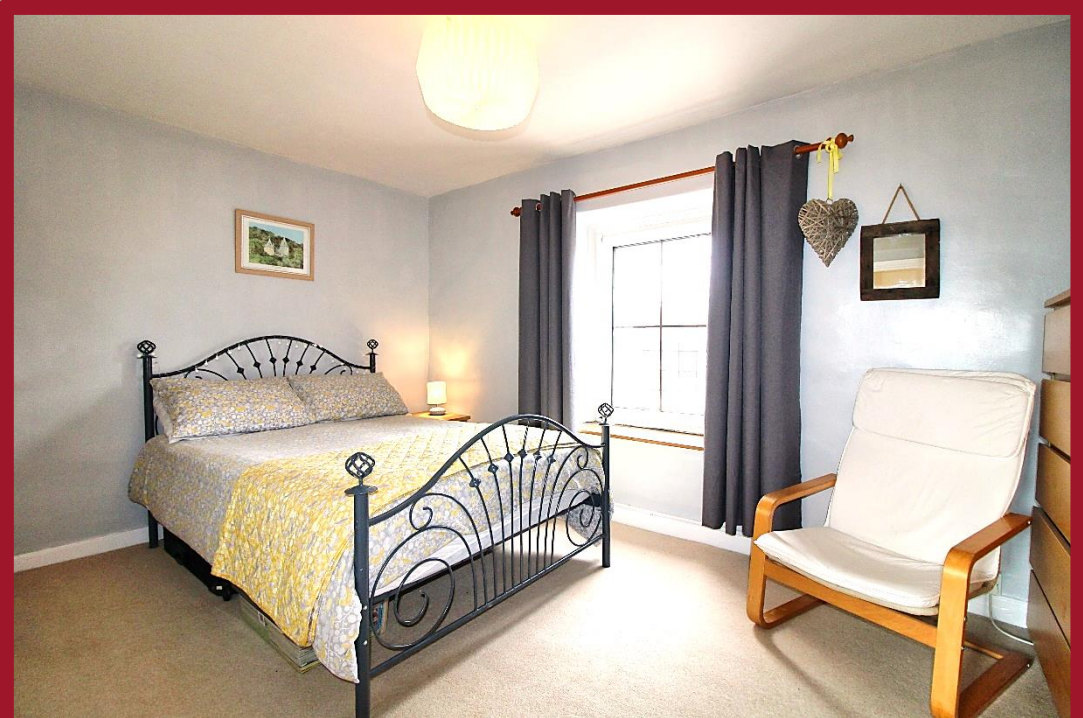
Abergavenny@taylorandcoproperty.co.uk

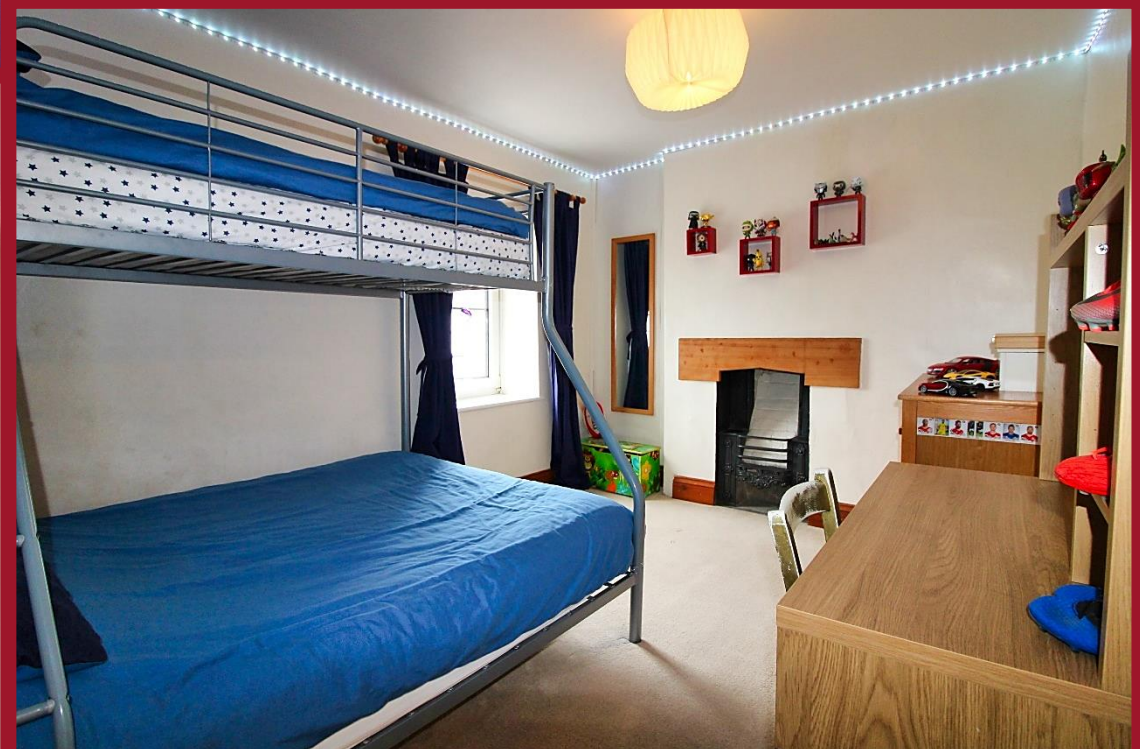
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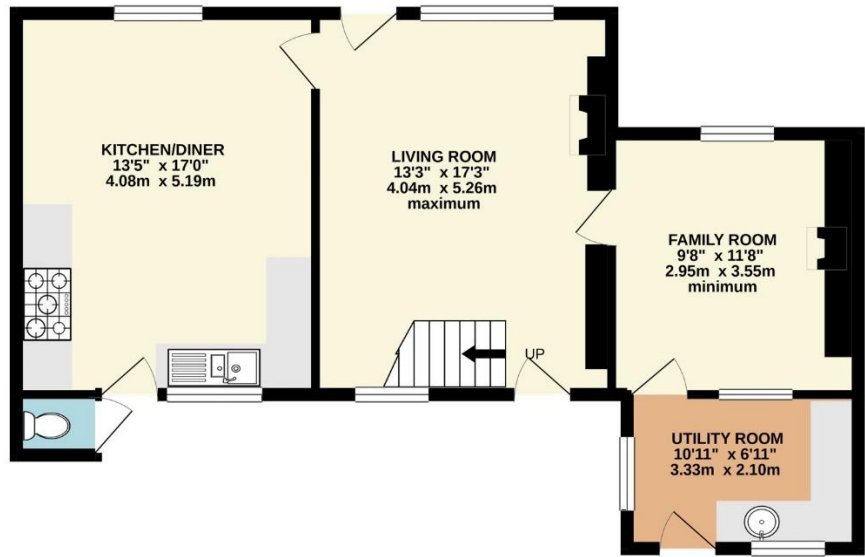




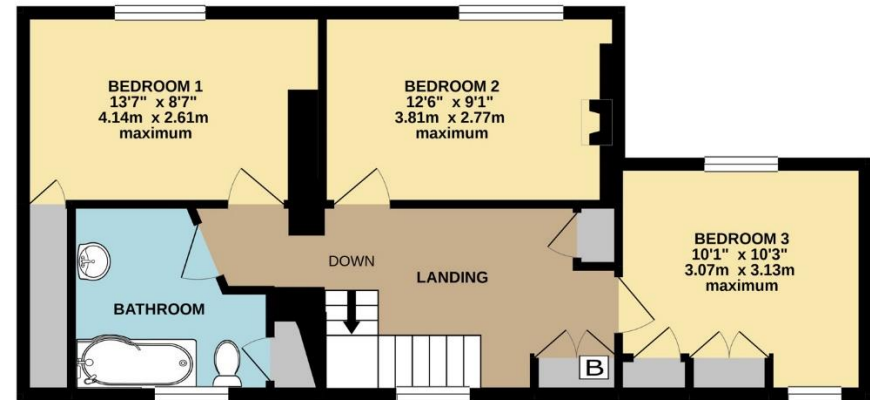




GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1179 sq.ft. (109.5 sq.m.) approx.

Whilst every attempt 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 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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