



Estate Agents

Taylor & Co

Abergavenny

Merthyr Road
Abergavenny NP7 5BU

Asking Price
£189,950

Merthyr Road

Abergavenny, Monmouthshire, NP7 5BU

Ideal opportunity to acquire a generously sized town centre period home requiring comprehensive refurbishment
Three bedroomed family home with three reception rooms | Stone's throw from the historic high street, market hall & castle
Walking distance to Linda Vista Gardens with the Bloreng, River Usk and the Monmouthshire & Brecon Canal all close-by
Walking distance to favoured primary school and the high school | Waitrose Supermarket with John Lewis at Home just a short distance away
Kitchen & separate utility room | First floor bathroom | Cellar | Good size garden & side access

Perfectly positioned within a stone's throw of the town centre, Linda Vista Gardens and the River Usk, is this generously sized three bedroomed, three reception room, period home requiring comprehensive refurbishment. Offering a fabulous opportunity to add value, this cherished family home has been owned by the same family for generations and retains several period features including fireplaces, sash windows and heavy timber doors and exudes a charm and character that buyers will find appealing. The accommodation is arranged over two floors plus a cellar and has the benefit of side access into the rear garden.

SITUATION | This family home 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, Sugar Loaf Mountain. 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

ENTRANCE HALLWAY | Part glazed entrance door, radiator, return staircase to the first floor, wall mounted electricity consumer unit and meters, door to cellar.

LIVING ROOM | Sash window to the front aspect, picture rail, fireplace with recessed alcoves to either side, radiator, panelled door.

SITTING ROOM | Sash window to the front aspect, cornice ceiling, picture rail, fireplace with open grate, storage cupboard to chimney breast recess, radiator, panelled door.

DINING ROOM | Sash window to the rear aspect, coved ceiling, fireplace housing wood burner with storage cupboards to either side of the chimney breast recess, radiator.

A latched door opens to:

UTILITY ROOM | Casement window to the rear aspect, wall mounted Valliant gas central heating boiler, stone flagged floor.

From the dining room, a doorway opens to:

TRIPLE ASPECT KITCHEN | Requiring refurbishment and currently housing base level units with worktop over, inset sink unit, fireplace with open grate and bread oven, timber casement windows to both side aspects and to the rear, radiator. A stable style door opens to the garden.

CELLAR | Accessed via a door opening into the stairwell, window, electric.

FIRST FLOOR LANDING | Skylight over stairwell area, loft access, radiator.

BEDROOM ONE | Sash window to the front aspect, exposed floorboards, fireplace with open grate, radiator, panelled door.

BEDROOM TWO | Sash window to the front aspect, fireplace with open grate, radiator, exposed floorboards, panelled door.

BEDROOM THREE | Sash window to the rear aspect enjoying a view towards the Deri, exposed floorboards, radiator, panelled door.

FAMILY BATHROOM | Generously sized and fitted with a white suite to include a roll top bath, lavatory, pedestal wash hand basin, part frosted sash window, airing cupboard housing hot water cylinder, radiator.

OUTSIDE

REAR GARDEN | Of an unusual shape, the garden is mainly lawned, fruit trees, side access to the front.

GENERAL

Tenure | We are informed the property is Freehold. NB there is a Flying Freehold with a neighbouring property. Intending purchasers should make their own enquiries via their solicitors.

Services | All mains services are connected

Council Tax | Band E **EPC Rating** | Band D

Viewing Strictly by appointment with the Agents

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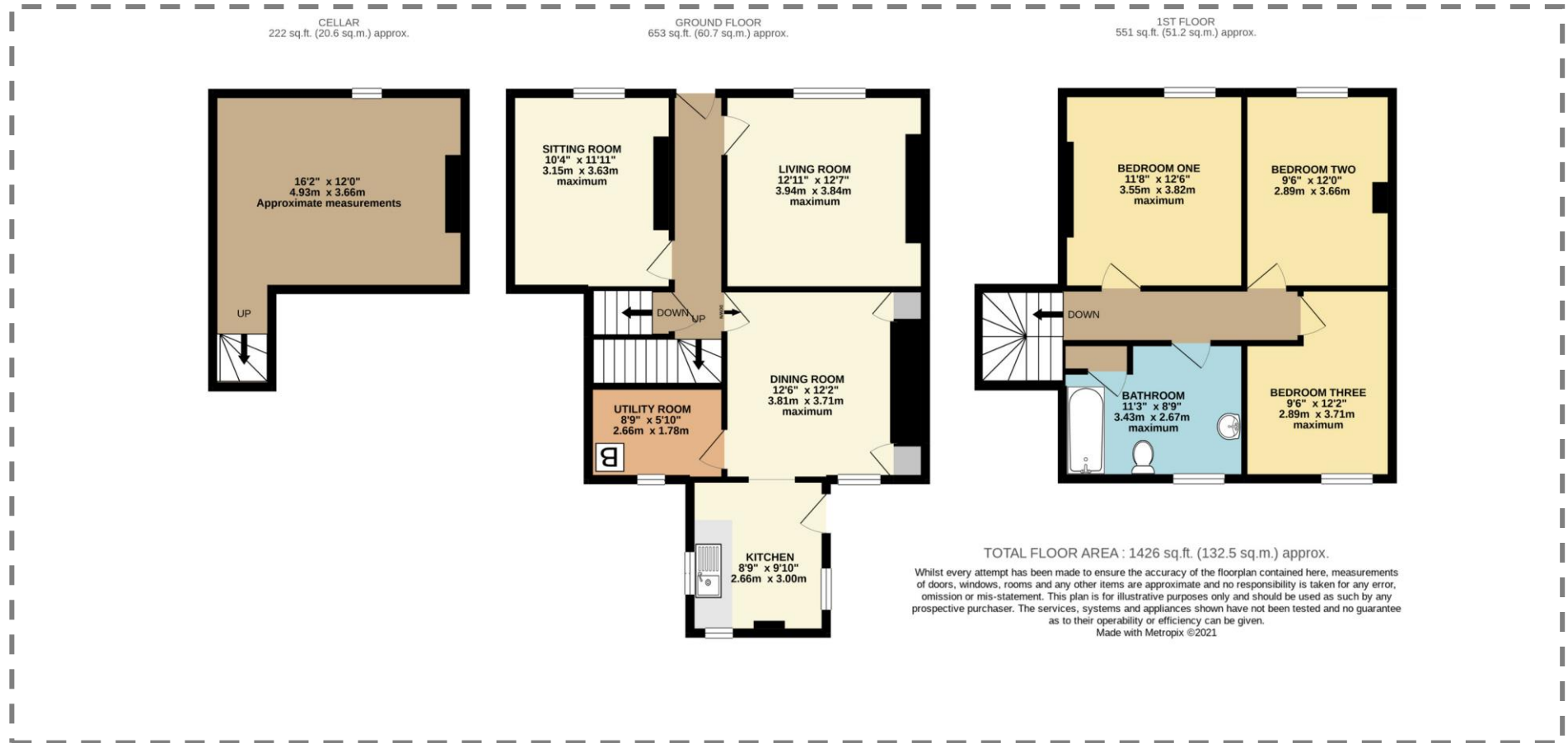
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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.