



Estate Agents

Taylor & Co

Abergavenny

Delafield Road
Abergavenny, NP7 7AW

Asking Price
£375,000

Delafield Road

Abergavenny, Monmouthshire, NP7 7AW

Three double bedroomed family home | Highly favoured position on the Western side of Abergavenny | Walking distance to town centre, high street, shops & schools
Walking distance to Belgrave Park with countryside walks to the Sugar Loaf easily accessible | Pedestrian route to Nevill Hall hospital close-by
Large open plan kitchen / diner opening into a Conservatory | Double doors to Living Room with views
Four piece family bathroom suite & ground floor cloakroom | Landscaped tiered garden with a sun cabin offering glorious view to the Bloreng
Garage & off street parking | No onward chain

In arguably one of the most desirable residential locations in Western Abergavenny, this three double bedroomed family home enjoys a simply splendid rooftop view from its beautifully arranged and well stocked landscaped garden directly towards the Bloreng. Offered to the market with no onward chain the area is highly favoured due to the close proximity of country walks including one of the area's most famous peaks, the Sugar Loaf Mountain with the Sugar Loaf Vineyards, well regarded primary schools, Belgrave Park and the popular local public house and restaurant, The Lamb and Flag all close-by.

Configured with families in mind, this home has a large open plan kitchen/diner fitted with a shaker style kitchen and space for a range style cooker which opens either side to a conservatory and through double doors to a living room which when fully opened allows a natural flow through the house from front to rear with all the living spaces having garden views. Thoughtfully designed, the kitchen has a utility space and a pedestrian door to the garage which has plumbing for the washing machine and a modern boiler installed in 2020. Storage being key to modern family living, the garage is dry lined with a part boarded loft space, in addition to the boarded loft in the main house. The bedrooms are served by a four piece white bathroom suite as well as a cloakroom to the ground floor.

The garden, whilst terraced deserves a particular mention as great care and consideration has gone into a full landscaping project to maximise the use of space on each level and to establish a great rooftop viewing platform from a sun cabin which provides a glorious vista across the valley. The garden is brimming with an abundance of

seasonal planting providing areas of interest throughout the seasons.

SITUATION | The town centre of Abergavenny offers comprehensive leisure and shopping amenities including individual boutique style shops, eateries and restaurants, grocery and newsagent stores, supermarkets, and a plethora of well-known high street shops. The town is particularly well served by schools for all ages at both primary and secondary level.

The area is internationally favoured as a foodie haven as well as an ideal base for professional and amateur leisure pursuits. There are many sports clubs and activities in the area including rugby, football, tennis, bowls and swimming and of course, cycling at both an amateur and a professional level can be found close-by.

For those seeking long walks, there are pathways leading to the River Usk and the Brecon to Monmouthshire Canal as well as the summit of Bloreng Mountain from which colourful hang gliders may be observed, plus many of the other mountains which surround this historic town.

Abergavenny also hosts a market several times a week. The town has its own cinema and leisure centre as well as several eateries for evening entertainment. Abergavenny railway station is very accessible whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Cwmbran, Cardiff, and Merthyr Tydfil and further afield to the M4 and the Midlands.

ACCOMMODATION

ENTRANCE PORCH | From the porch, a full width sliding double glazed entrance door affords a superb view towards the Bloreng, lighting and power, tiled floor.

ENTRANCE HALLWAY | Feature stained glass entrance door, coved ceiling, return staircase to the first floor, radiator.

CLOAKROOM | Lavatory, wash hand basin, extractor fan.

LIVING ROOM | Broad double glazed window to the front aspect enjoying a splendid view towards the Bloreng, coved ceiling, alarm control panel, radiator, fireplace with wooden mantle over and electric fire point. A double set of glazed panelled doors opens into:

KITCHEN / DINER | The hub of this comfortable family home, the kitchen area is fitted with a comprehensive range of contemporary colour washed Shaker style units with complementary door furniture to include soft close drawers incorporating deep pan drawers, contrasting laminate worktops with mosaic tiled splash backs, inset composite sink unit, space for range style cooker with extractor hood above and mosaic splashguard, integrated appliances include a dishwasher and fridge, coved ceiling, breakfast bar providing a natural separation to the dining area, double glazed windows to the rear, a set of sliding double glazed doors open into the conservatory, radiator, door to hallway. An archway opens into:

UTILITY AREA | Fitted with matching kitchen units, double glazed door opens into the garden, window to the conservatory, pedestrian door to the garage.

CONSERVATORY | Double glazed windows to three sides, sloping polycarbonate roof covering, two double glazed doors to either end open into the garden, radiator, lighting, power.

FIRST FLOOR

LANDING | A generous landing space with coved ceiling, loft access to boarded loft, double glazed high level window.

BEDROOM ONE | Double glazed window to the rear aspect overlooking the garden, built in wardrobe, coved ceiling, radiator.

BEDROOM TWO | Double glazed window to the front aspect with a splendid view towards the Blorenges, wardrobe and matching drawers, coved ceiling, radiator.

BEDROOM THREE | Double glazed window to the rear aspect with a view over the garden, coved ceiling, radiator.

FOUR PIECE FAMILY BATHROOM | Fitted with a white suite to include a panelled bath with overhead thermostatic shower mixer, lavatory, bidet, wash hand basin set into vanity unit, coved ceiling, large storage cupboard over stairwell area, tiled walls, ladder towel radiator.

OUTSIDE

FRONT | The house is set back from the road and is approached via an attractive slate and stone chipped garden forecourt brimming with specimen planting with a path leading to the front door. A driveway provides access to:

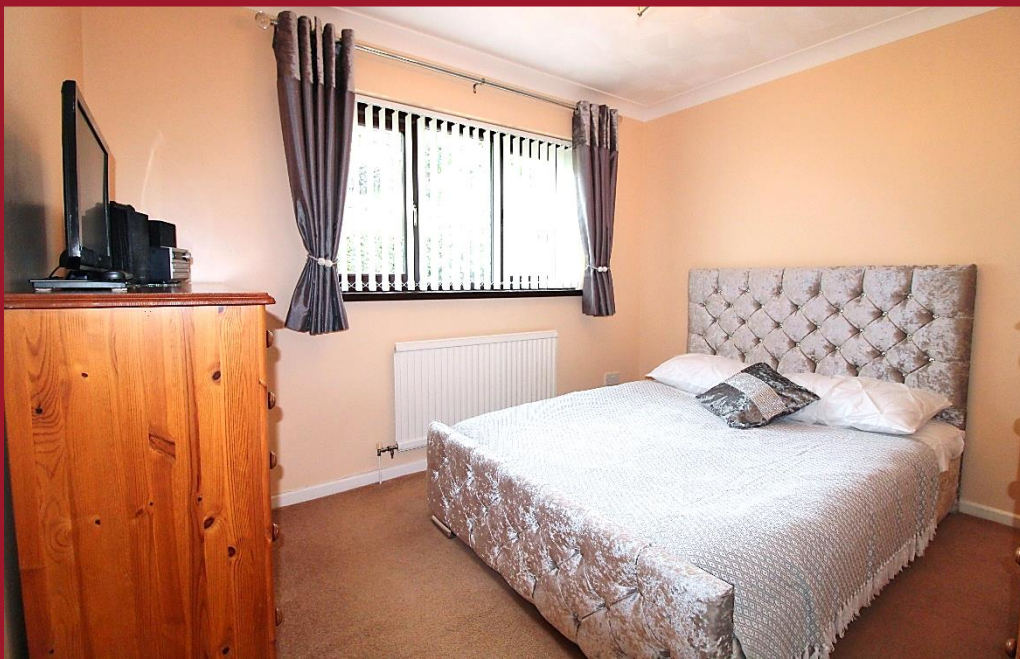
GARAGE | Up n Over vehicular door, power, lighting, plumbing for washing machine and tumble dryer, wall mounted Worcester combination boiler installed in November 2020. The garage is dry lined and has a loft space which is part boarded,

REAR GARDEN | The garden is terraced on four levels and great care and consideration has gone into a full landscaping project to maximise the use of space on each level and to establish a great rooftop viewing platform from a sun cabin equipped with power and lighting which provides a glorious vista across the valley towards the Blorenges.

The owner has transformed this town garden into a well-stocked oasis of seasonal planting providing areas of interest and colour throughout the seasons. The low level heathers, lavenders and fire lilies are interspersed with cultivated acers and silver birch trees providing a stunning backdrop from which to admire the view.







Floorplan

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GROUND FLOOR
795 sq.ft. (73.8 sq.m.) approx.

1ST FLOOR
484 sq.ft. (45.0 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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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 E (Monmouthshire County Council)

EPC Rating | Band D

Viewing Strictly by appointment with the Agents

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Reference AB121

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