



Estate Agents

Taylor & Co

Abergavenny

North Street

Abergavenny NP7 7ED

Guide Price
£525,000

North Street

Abergavenny, Monmouthshire NP7 7ED

Fabulous four/five bedroomed period property in the heart of Western Abergavenny | Exceptional location within walking distance of the high street, cafes & bistros
Elegant presentation and chic design finish throughout | Gorgeous cottage style gardens with views to the Blorengce and private enclosed side access
Formal living room with bay window | Open plan family room and kitchen/breakfast room with separate utility room | Superb all year round conservatory
Study/bedroom five with ground floor shower room | Four piece family bathroom suite serving four first floor bedrooms
Generously appointed family home with 1842sqft (approx.) of accommodation to include a cellar

In an exceptional location in the heart of Western Abergavenny and within walking distance of the internationally famous high street with its plethora of cafes, bistros and restaurants, is this most elegant four/five bedroomed period family home. On the cusp of the late Victorian and Edwardian periods, this beautiful residence offers several historical features including cornice ceilings, stripped panelled doors and floorboards and an impressive staircase centrally positioned in the older part of the house. Generously appointed, this extended family home is brimming with style and offers a super layout which will suit a range of buyers.

A welcoming entrance hallway with a formal living room and bay window plus feature fireplace to the front of the property leads to a large open plan family and kitchen/breakfast room with separate seating and dining areas and a large fireplace with a wood burner. The smart Shaker kitchen has extensive granite work surfaces with over counter lighting and space for a range style cooker and overlooks a spacious all year round conservatory which opens onto a patio providing an excellent outdoor dining space. A separate utility room with in-built pantry and a door into the garden leads to a dual aspect study with a shower room adjoining which therefore could equally be used as an additional ground floor bedroom. From the hallway, a set of steps leads to a useful good size cellar currently used for storage. To the first floor, there are four bedrooms served by a contemporary four piece white bathroom suite.

Outside, the well-tended gardens have been thoughtfully arranged to maximise the seating areas and views of the Blorengce as well as serving to create

individual areas of interest from the private patio adjoining the house, to the shaped lawns and cottage style flowerbed borders, plus a vegetable garden with potting area at the rear. The house has a private enclosed side passage to the front which is a great space for storing bikes and has a trap door to the cellar.

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 Blorengce 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

STORM PORCH OPENS INTO:

ENTRANCE HALLWAY | Composite entrance door with inset glazed panel with leaded lights, cornice ceiling with molded archway, archways open to the family room and kitchen/breakfast room, return staircase to the first floor, door to cellar, radiator, From the hallway a door opens into:

LIVING ROOM | Bay window to the front aspect with double glazed windows, coved ceiling, fireplace with a brick surround housing a wood burner style gas stove on a stone flagged heath with display shelving to one side to the chimney breast recess, radiator, stripped panelled door.

FAMILY ROOM | Double glazed arched window to the side aspect, fireplace with wooden lintel over housing a wood burner on a stone flagged hearth, coved ceiling, stripped floorboards, radiator. An archway opens into:

ALL YEAR ROUND CONSERVATORY | Double glazed windows to two sides, pitched double glazed roof covering, a set of double glazed French doors with windows to either side opens into the garden, stripped floorboards, ceiling light points.

From the family room an archway opens into kitchen/breakfast room, comprising:

BREAKFAST AREA | Coved ceiling, radiator, stripped floorboards. Open to:

KITCHEN | The kitchen is fitted with a range of wall and base units in a cream colour washed, Shaker style finish with brushed chrome door furniture incorporating curved cabinets, a plate rack and display shelving, extensive granite worktops with matching splashbacks and over counter lighting, inset ceramic sink unit with mixer tap, space for range style cooker currently housing a Belling range with induction hob, contrasting splashback and Belling extractor hood above, integrated dishwasher, space for full height fridge/freezer, inset spotlights, coved ceiling, tiled floor, courtesy window to the conservatory. A panelled door opens into:

UTILITY ROOM | Sink unit with cupboard beneath, space for washing machine, wall mounted Worcester boiler, double glazed window to the side aspect, tiled floor, in-built larder cupboard, further in-built storage broom cupboard. A glazed panelled door opens into:

REAR HALLWAY | Double glazed door opening into the garden, tiled floor, radiator.

DUAL ASPECT STUDY / BEDROOM FIVE | Double glazed windows to the rear and side aspects, coved ceiling, radiator.

GROUND FLOOR SHOWER ROOM | Fitted with a white suite to include a corner shower cubicle, wash hand basin, lavatory, ladder towel radiator, tiled floor, extractor fan.

CELLAR

Stone steps to a two chamber cellar comprising: -

UTILITY AREA | Lighting, power, radiator, concrete floor. Opening into: **MAIN CELLAR** | Lighting, power, radiator.

FIRST FLOOR

LANDING | Window to the stairwell area, radiator, impressive central staircase with turned balustrades and newel posts, loft access, wall light points.

BEDROOM ONE | Double glazed window to the front aspect with roof top views towards the Bloreng, coved ceiling, decorative cast iron painted fireplace with in-built cupboard to side, radiator, stripped panelled door.

BEDROOM TWO | Double glazed window to the rear aspect overlooking the garden with a view towards the Little Skirrid, coved ceiling, fitted wardrobes and storage cabinets, radiator, stripped floorboards.

BEDROOM THREE | Double glazed window to the front aspect, radiator, stripped panelled door.

BEDROOM FOUR | Double glazed window to the side aspect with a view towards the Deri, radiator, stripped panelled door, stained glass leaded courtesy window to the hallway.

FOUR PIECE FAMILY BATHROOM | Fitted with a white four-piece suite to include a freestanding roll top bath, walk in shower with thermostatic shower mixer and supplementary handheld shower attachment, lavatory, wash hand basin, inset spotlights, double glazed windows to the side and rear aspect, towel radiator, extractor fan, wood style flooring, stripped panelled door.

OUTSIDE

FRONT | The property is set back from the roadside and is approached via a small forecourt area leading to the front door. A door to the side of the entrance door opens into covered access to the rear garden.

REAR GARDEN | A paved patio adjoins the back of the house providing an excellent seating space with direct access into the conservatory. The patio is surrounded to one side by deep well stocked raised flowerbed borders. A set of steps opens onto a pretty lawned cottage style garden with shaped flowerbed borders brimming with an abundance of flowers and shrubbery which beautiful frame this gorgeous well-kept garden.

A wisteria clad arbour provides another paved seating area planted with lavenders, hydrangea and an apple tree and enjoys a distant view towards the Bloreng. To

the rear of the lawn lies a vegetable garden with space for a potting area, greenhouse, and shed. To the side of the conservatory, a pathway leads to an enclosed, secure side passage to the front housing the consumer unit, trap door to the cellar.

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 F (Monmouthshire County Council)

EPC Rating | D

Viewing Strictly by appointment with the Agents

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Reference AB202

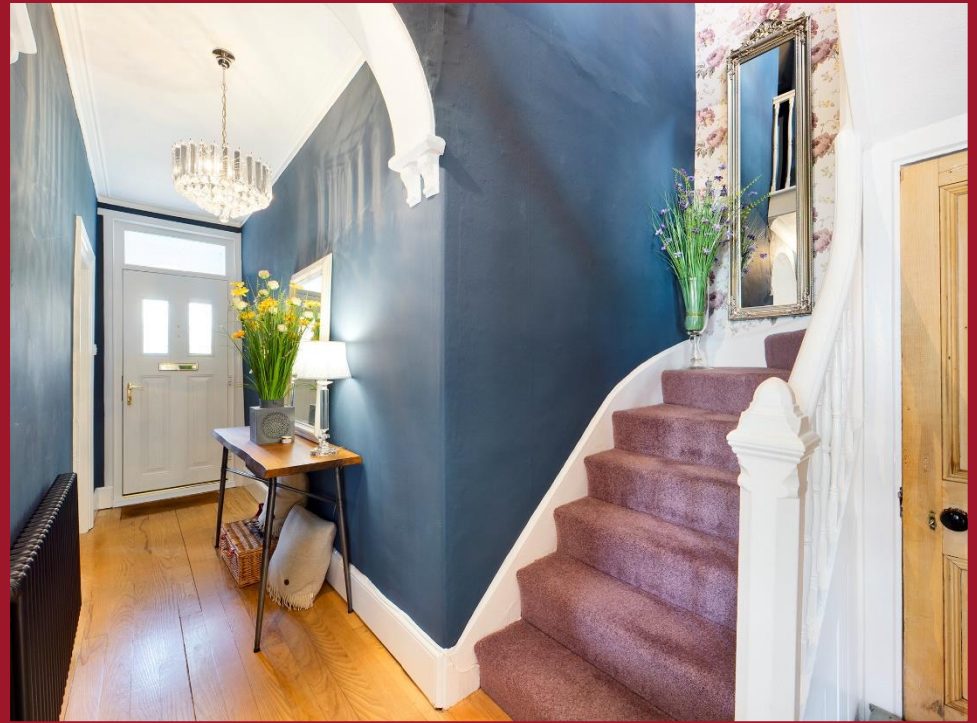








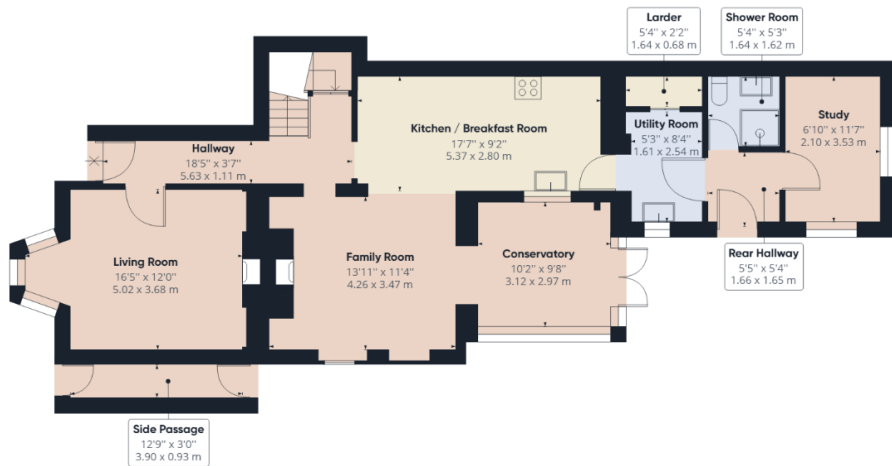




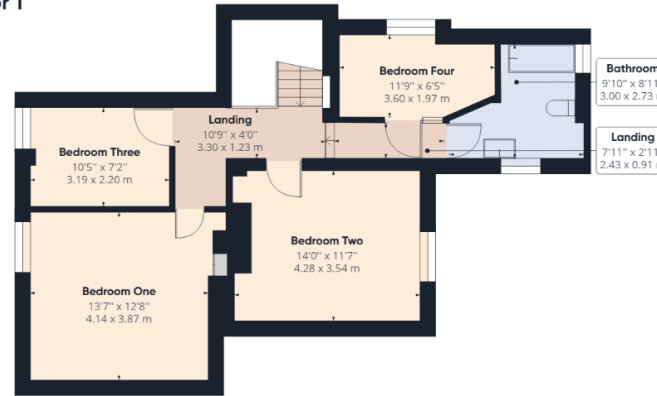


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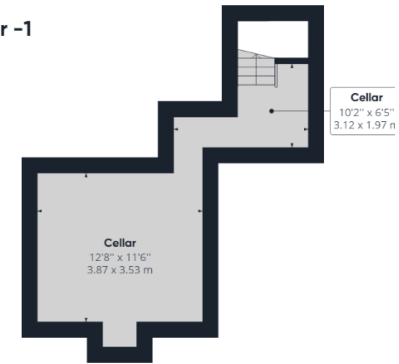
Floor 0



Floor 1



Floor -1



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Approximate total area⁽¹⁾

1842.34 ft²

171.16 m²

PLANS AND PARTICULARS The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. LIG0822 Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of Taylor and Co or the vendor or his solicitor.

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, 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.