



Estate Agents

Taylor & Co

Abergavenny

Belgrave Close
Abergavenny NP7 7AP

Asking Price
£565,000

Belgrave Close

Abergavenny, Monmouthshire NP7 7AP

Highly Favoured Position on the Western Side of Abergavenny | Walking Distance to the Town Centre, High Street, Shops & Schools
Walking Distance to Belgrave Park with Countryside Walks to the Sugar Loaf Close-by | Close proximity to Nevill Hall Hospital
Extended family home Offering Excellent Refurbishment Opportunity with No Onward Chain
Five Reception Rooms Plus Conservatory | Kitchen & Large Utility Room | Four Double Bedrooms
Family Bathroom | Private Enclosed Garden And Driveway Providing Ample Parking | Large Integral Garage with Electric Door

Occupying a most convenient location and enjoying outlooks towards two of Abergavenny's famous mountain peaks, this extended four bedroomed family home is situated on the highly desirable Western side of Abergavenny, favoured by residents and buyers alike due to the close proximity of country walks including one of the area's most famous peaks, Sugar Loaf Mountain with the Sugar Loaf Vineyards, highly favoured primary schools, Belgrave Park and the popular local public house and restaurant, The Lamb and Flag all close-by, serves to make this an undeniably enviable location in the town.

This extended, well-proportioned, detached four bedroom house occupies a corner plot with extensive living accommodation comprising an entrance porch and hallway plus ground floor toilet, five reception rooms plus a double glazed conservatory, kitchen and separate utility room. There are four double bedrooms all with built in wardrobes and a generous family bathroom.

Although requiring a schedule of improvement works, this family home already benefits from double glazed windows, gas fired central heating and a large integral garage.

SITUATION | Situated in a favoured and highly sought after location on the western side of the town yet being within half a mile of the towns shopping centre. The town centre itself 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 | Entered from the front via a double glazed entrance door and side panel with letter box,

two double glazed tilt n turn windows, tiled floor, internal double glazed door to hallway.

HALLWAY | Staircase to the first floor, radiator, telephone point, wall mounted digital central heating thermostat and timer control, coved ceiling.

CLOAKROOM | Fitted with a white suite and comprising a low flush toilet with concealed push button dual flush cistern, storage cupboards with integrated sink, coat hooks, partly tiled walls, radiator, obscure double glazed UPVC window to the side.

STUDY | Large double glazed picture window to the side with fitted external roller shutters, television aerial point, radiator, coved ceiling.

SITTING ROOM | A spacious room with two radiators, two wall light points, television aerial point and sliding patio door to the conservatory.

CONSERVATORY | A double glazed conservatory with Victorian style polycarbonate roof and ceiling pendant light. Two radiators, double doors opening to the side garden.

KITCHEN | Fitted with a matching range of wall and floor units with 'Medium oak' doors and contrasting worktops with tiled splash back, inset stainless steel single drainer sink unit with mixer tap, leaded glass wall display cupboards, space and plumbing for dishwasher, space for electric cooker and integrated cooker hood over,

filed floor, under stairs storage cupboard, coved ceiling, doors to garage and dining room.

DINING ROOM | Radiator, coved ceiling, open plan archway to Lounge.

LOUNGE | Double glazed sliding patio door opening to the rear garden with fitted external roller shutters, ornamental fireplace housing an electric fire, radiator, television aerial point, coved ceiling, two wall light points.

SNUG | UPVC double glazed window to the side with fitted external roller shutters, radiator, telephone point.

UTILITY ROOM | Matching range of floor units with contrasting worktop and tiled splash back, inset stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, gas wall heater, coved ceiling, loft hatch, UPVC double glazed entrance door opening to the rear garden.

FIRST FLOOR

LANDING | Access to all first floor rooms, loft hatch, built in cupboard housing a wall mounted gas fired combination type boiler supplying heating and hot water, coved ceiling.

BEDROOM ONE | Built in wardrobe with sliding double doors, radiator, telephone point, dual aspect UPVC double glazed windows both enjoying views towards the Bloreng mountain, coved ceiling.

BEDROOM TWO | Built in wardrobe with double doors, radiator, UPVC double glazed window with front aspect enjoying view towards the Bloreng mountain.

BEDROOM THREE | Having an arched room divider providing two separate areas to the bedroom, three dual aspect UPVC double glazed windows enjoying

views towards both the Deri and Bloreng mountains, two radiators, telephone point, built in wardrobe with double doors, coved ceiling.

BEDROOM FOUR | Also having an arched room divider providing two separate areas of the bedroom, range of built in wardrobes with four doors along one of the walls, separate built in wardrobe with double doors, radiator, coved ceiling, UPVC double glazed window to the rear.

BATHROOM | Fitted with a coloured four piece suite comprising a panelled bath with vanity splash back unit and tiled surround plus a 'Redring' electric shower unit and fully enclosed shower screen over, pedestal wash hand basin, close coupled toilet, fully tiled step in shower cubicle with 'Mira' electric shower unit, two radiators, wall mounted extractor fan, wall mirror with integrated light, obscure double glazed window to the rear.

OUTSIDE

The property occupies a generous and private corner plot that is approached from the cul de sac via double gates that open onto a tarmac driveway fronting the garage and pathway leading up to the front entrance. The remainder of the front and the side garden is enclosed by block walling and afforded a high degree of privacy by mature conifer trees. The garden itself is stocked with a variety of mature flowers, shrubs, bushes and trees along with a pathway leading to a gated side entrance. The rear garden is again enclosed and includes a paved sitting area, small lawn, cold water tap, lighting and electric socket plus a useful UPVC double glazed garden room most recently used as a greenhouse.

GARAGE | Up and over electric door from the driveway, gas and electric meter cupboards, electric points and light, two double glazed windows both to the side, door to utility room.

GENERAL

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

Services | Mains gas, water, drainage and electrics are connected to the property.

Council Tax | Band F (Monmouthshire County Council)

EPC Rating | Band C

Flood Risk | Low flood risk from rivers or surface water according to Natural Resources Wales
See <https://flood-risk-maps.naturalresources.wales/>

Covenants | The property is not registered with HMLR.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property.
See <https://www.monmouthshire.gov.uk/planning/>

Broadband | Standard and superfast available.
See <https://www.openreach.com/fibre-checker>

Mobile network | EE indoor coverage
See <https://checker.ofcom.org.uk/>

Viewing Strictly by appointment with the Agents

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Reference AB320









Approximate total area⁽¹⁾

2258.61 ft²

209.83 m²

Reduced headroom

7.9 ft²

0.73 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.