



Estate Agents

Taylor & Co

Abergavenny

Bay Tree Lane
Abergavenny NP7 5JW

Asking Price
£425,000

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Abergavenny, Monmouthshire NP7 5JW



Four bedroom townhouse | Favoured setting in splendid park-like landscaped gardens with Victorian pavillons & interlinked pathways

Walking distance to the town centre | Good access to schools, bus station, road and rail network

Flexible layout with two reception rooms | Contemporary kitchen/dining area with integrated appliances & French doors opening to the garden

Separate utility room | Two en suite bath/shower rooms & family bathroom plus a ground floor cloakroom

Off street parking and integral single garage

This generously proportioned four bedroom, three bathroom townhouse occupies a prime location on this highly favoured residential development which is within walking distance of the town centre, shops and schools and has good connectivity to road, bus and rail links. Sitting at the end of an attractive terrace, this family residence enjoys an enviable position within the developments park-like communal grounds and benefits from a beautiful stone walled private garden to the rear.

The property is arranged over three floors and offers a flexible layout to suit personal preference with reception rooms planned on two floors and bath/shower facilities on the two bedroom floors. This home is beautifully presented throughout and features a contemporary kitchen/ breakfast room with separate utility room, oak flooring throughout the ground floor and impressive en-suite bath/shower suite serving the principal bedroom. The rear garden has been creatively designed to maximise the use of space with an Indian sandstone patio and a practical side gate enabling ease of access directly onto the footpath. Off road parking is provided to the front of the property which leads to an extremely useful integral single garage.

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 all of which 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 Blorenge

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 multiple 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 HALL | Entered from the front via a composite double glazed door with letter box, oak flooring with integrated door mat, large cloaks cupboard with double doors, radiator, telephone point, coved ceiling.

HALLWAY | Staircase to the first floor, oak flooring, radiator, ceiling mounted mains operated smoke alarm, coved ceiling, personal door to garage.

TOILET | Fitted with a white suite with chrome fittings comprising a close coupled toilet and wall mounted wash hand basin, radiator, oak flooring.

KITCHEN/DINING ROOM | The kitchen area is fitted with an attractive range of base and wall units with Beech doors to the drawers and cupboards, contrasting fitted worktop with tiled splashback and incorporating an inset one and a half bowl stainless steel single drainer sink unit with mixer tap, integrated NEFF electric double oven/grill and NEFF four ring halogen hob with matching cooker hood over, wall mounted gas fired central heating boiler, double glazed window with fitted vertical blind to the rear, wall mounted central heating timer control, radiator, telephone point, oak flooring, double glazed French doors opening to the rear garden, door to :-

UTILITY ROOM | Oak flooring, wall and floor units to match the kitchen, tall larder storage cupboard, fitted worktop with inset stainless steel sink unit and mixer tap, space and plumbing for washing machine, space for tumble dryer, radiator, ceiling mounted extractor fan.

FIRST FLOOR

LANDING | Staircase from the ground floor and to the second floor with carved timber balustrade, ceiling mounted mains operated smoke alarm, radiator.

LIVING ROOM | Oak effect flooring, two radiators, two double glazed window both to the front with fitted shutter blinds, television aerial point, ornamental feature oak fire surround with marble hearth housing a coal/flame effect electric fire, coved ceiling.

MASTER BEDROOM | Two double glazed windows both with a rear aspect and fitted shutter blinds, radiator, Built in wardrobes with full height sliding doors along one wall, television aerial point, door to :-

EN SUITE | Attractively fitted with a modern traditionally styled suite in white with chrome trim comprising a panelled bath with mixer tap and flexi hose shower head attachment, vanity unit with storage cupboards and inset wash hand basin plus toilet with concealed cistern, walk in glazed shower area with chrome thermostatic shower unit plus rainfall and flexi hose shower heads, fully tiled shower area and sanitaryware surrounds, chrome ladder style radiator/towel rail, inset ceiling downlighters, large wall mirror and electric shaver point.

SECOND FLOOR

LANDING | Incorporating the staircase from the first floor with carved timber balustrade, loft access hatch, double glazed

window to the side with fitted shutter blind, ceiling mounted mains operated smoke alarm.

BEDROOM TWO | Double glazed window to the rear enjoying roof top view towards the Deri mountain, built in wardrobe, radiator, door to :-

EN SUITE | Fitted with a modern suite in white with chrome fittings and comprising a fully tiled step in shower cubicle with chrome thermostatic shower unit with rainfall and flexi hose shower heads, close coupled toilet, vanity wash hand basin unit with storage cupboard beneath, electric shaver point, radiator, double glazed window with frosted pane to the rear, wall mounted medicine cabinet with mirror fronted door, ceiling mounted extractor fan.

BEDROOM THREE | Double glazed window to the front, radiator.

BEDROOM FOUR | Double glazed window to the front, built in wardrobe, radiator.

FAMILY BATHROOM | Attractively fitted with a modern white suite with chrome fittings and complimentary tiling around the sanitaryware that comprises a panelled bath with antique style flexi hose shower head and mixer tap, low flush toilet, pedestal wash hand basin with mixer tap, chrome ladder style radiator/towel rail, ceiling mounted extractor fan, electric shaver point.

OUTSIDE

A small open plan front garden with mature shrubs, tarmacadam driveway fronting and integral single garage with up and over door from the driveway plus an internal door to the hallway. The garden extends around the side and rear of the property up to the pavement and a side entrance gate gives access to the rear.

The rear garden opens from the house onto a full width Indian sandstone paved patio area with cold water tap. Beyond the patio the garden is laid principally to lawn with mature flower/shrub borders and the entire garden is enclosed on two sides by an attractive stone wall which incorporates the side entrance gate.

GENERAL

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

Services | Mains water, electric, gas and drainage are connected to the house.

Council Tax | Band F (Monmouthshire County Council)

EPC Rating | Band C

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

Covenants | The property is registered with HMLR, Title Number CYM81092. There are restrictive covenants associated with the property, for further details, speak to the Agent.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property.

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

Mobile network | 02, Three, EE, Vodaphone indoor coverage
See <https://checker.ofcom.org.uk/>

Viewing Strictly by appointment with the Agents

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