



Estate Agents

Taylor & Co

Abergavenny

Park Crescent
Abergavenny NP7 5TL

Asking Price
£430,000



Park Crescent

Abergavenny, Monmouthshire NP7 5TL

Three bedroomed detached family home | Popular residential location within walking distance of Bailey Park and the high street
South facing rear garden with views towards the Blorenges | Off street parking to the front
Extended open plan accommodation | Large extended Living room | Separate Sitting Room
Extended open plan Kitchen / Diner/Utility | Ground floor shower room
Family bathroom | updating and improvement required

This attractive, three bedroomed detached family home that has been extended in more recent years is located on a hugely popular residential road in central Abergavenny favoured for its proximity to Bailey Park and the high street which are both within walking distance.

Sitting in a south facing rear garden and with views towards the Blorenges, the property will require upgrading and improvement but offers good room proportions and an appealing open plan layout with three reception rooms to include a sitting room with bay window, a large living room with double doors to the garden and a small side lobby plus shower room. The kitchen provides enough space to include a utility and dining area whilst to the first floor are three bedrooms that are served by a family bathroom suite.

Outside, there is gated off road parking to the front and the rear garden enjoys side access to a lawn with raised patio area.

SITUATION | The property is centrally located within walking distance of the town centre and Bailey Park plus easy access of all services and amenities. The area is particularly well served with schools for all ages, including many highly regarded primary schools and for secondary education, King Henry VIII can be found a short distance away.

The area is internationally favoured as a foodie haven as well as an ideal base for professional and amateur leisure pursuits and for those seeking longer walks, there are hillside and park walks aplenty in the wider area. For comprehensive leisure and shopping amenities, the town centre boasts many individual boutique style shops, eateries and restaurants, grocery and newsagent stores, supermarkets 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 a diverse range of eateries for evening entertainment. Abergavenny railway station is approximately two miles away whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Cwmbran, Cardiff and Merthyr Tydfil as well as further afield to the M4 and the Midlands.

ACCOMMODATION

HALLWAY | Entered from the front via a double glazed door with matching double glazed side panels, staircase to the first floor with storage cupboard beneath, dado rail, picture rail.

SITTING ROOM | Large double glazed bay window to the front, timber fire surround with fitted gas fire,

dado rail and picture rail, radiator, television aerial point.

LIVING ROOM | Extended to the rear this is a spacious living space with double glazed French doors opening onto the South facing rear garden, timber fire surround with fitted gas fire, dado rail, double glazed window to the side, radiators.

KITCHEN/DINING AREA | With tiled flooring and being fitted with a matching range of base and wall units incorporating drawers and cupboards, contrasting fitted worktops with tiled splashback, inset stainless steel single drainer sink unit, electric oven and five burner gas hob with cooker hood over, radiator, double glazed window to the side and two double glazed windows to the rear, utility area with fitted floor cupboards and plumbing for washing machine, space for condenser tumble dryer, glazed Belfast sink, double glazed entrance door opening to the rear.

LOBBY | Double glazed entrance door from the front, tiled floor, radiator, coved ceiling.

SHOWER ROOM | Small enclosed shower cubicle, wall mounted wash hand basin, low flush toilet, radiator, frosted double glazed window to the front, built in cupboard.

FIRST FLOOR

LANDING | Double glazed window to the side, staircase from the ground floor.

BEDROOM ONE | Double glazed window to the front, radiator, picture rail.

BEDROOM TWO | Double glazed window to the rear enjoying a southerly view across the garden and taking in the Bloreng mountain, radiator, picture rail.

BEDROOM THREE | Double glazed window to the front, radiator, small built in cupboard, picture rail.

BATHROOM | Fully tiled walls and fitted with a white suite comprising a 'P' shaped shower bath having a thermostatic shower unit with rainfall and flexi hose shower heads, curved glazed shower screen, pedestal wash and basin, close coupled toilet, radiator, loft access hatch, two frosted double glazed windows both to the front, built in cupboard housing a wall mounted 'Ideal' gas fired combination type boiler supplying heating and hot water throughout the house.

OUTSIDE

The property is set back from the road side and is approached via a gated driveway providing off road parking, the garden is made private by a mature privet hedge and there is pedestrian access along the western side of the house leading to the rear.

REAR | Adjoining the rear of the house is a full width paved patio area enjoying a very pleasant southerly aspect and taking in a view towards the Bloreng mountain. Steps lead down to a large level lawn that is enclosed by mixed hedging and includes a large timber garden shed plus an

aluminium framed greenhouse. Outside water tap and light.

GENERAL

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

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

Council Tax | Band F (Monmouthshire County Council)

EPC Rating | Band D

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 registered with HMLR, Title Number WA667776. There are restrictive covenants associated with the property.

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 fibre available, ultra-fast fibre planned before December 2026.
See <https://www.openreach.com/fibre-checker>

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

Viewing Strictly by appointment with the Agents

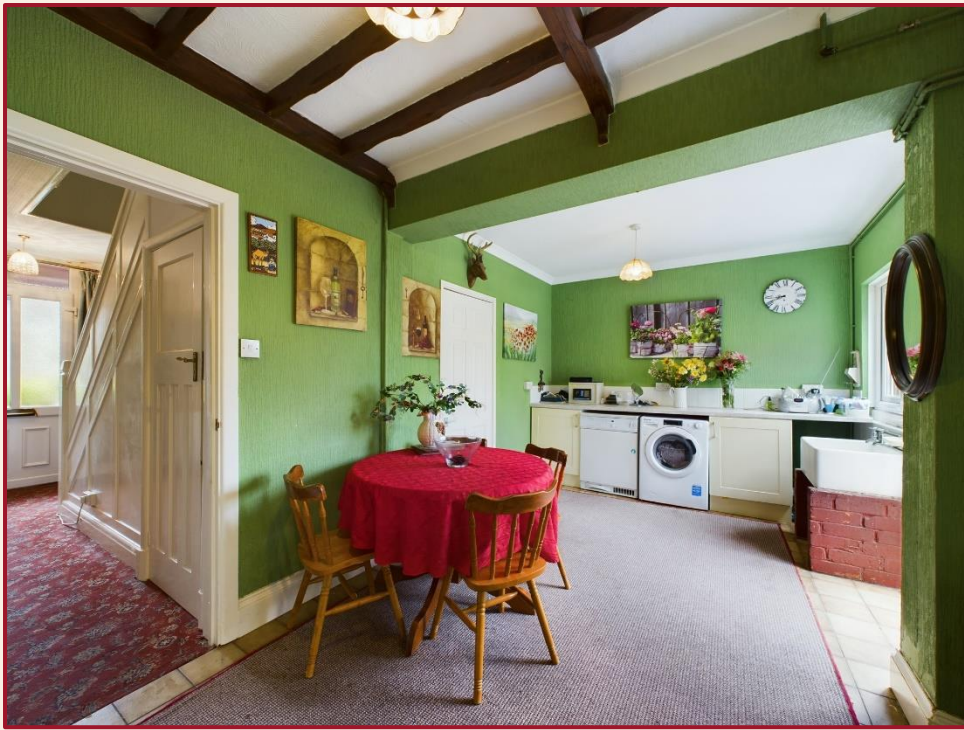
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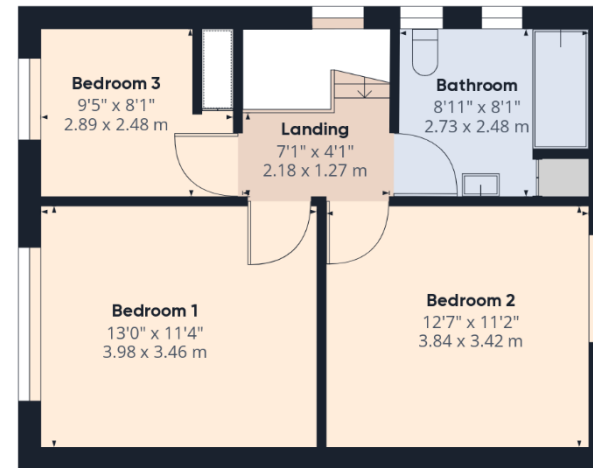
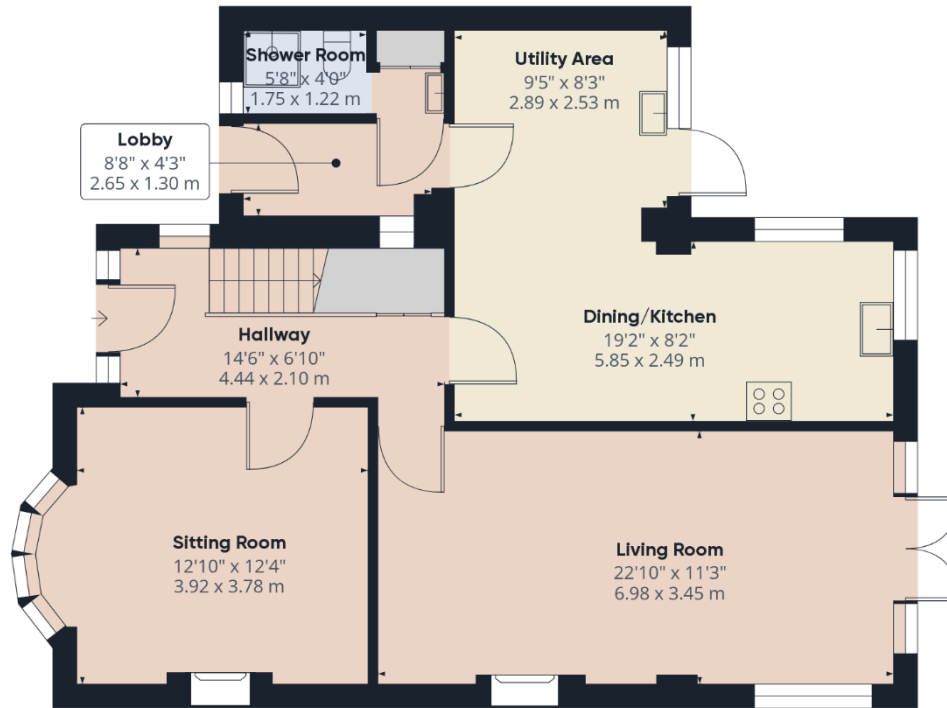
E abergavenny@taylorandcoproperty.co.uk

Reference AB345









Approximate total area⁽¹⁾

1334.08 ft²
123.94 m²

(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.

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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.