



Estate Agents

Taylor & Co

Abergavenny

Poplars Road
Abergavenny NP7 6LH

Asking Price
£525,000



Poplars Road

Abergavenny, Monmouthshire NP7 6LH

Superbly appointed detached dormer bungalow with beautiful garden and extensive parking facilities
Situated on the fringe of the Brecon Beacons National Park and about a mile from the towns shopping centre
Primary Schools and High School within walking distance | Ease of access to road and rail network linking the town with Hereford, Cardiff & Bristol
Entrance hall with galleried landing | Two spacious reception rooms | Versatile study or third bedroom
Traditionally styled modern fitted kitchen/diner | Utility room and ground floor shower room | Two bedrooms both with en suite facilities
An opportunity not to be missed

Affording views towards many of the famous mountains that surround the town this deceptive, detached dormer bungalow provides spacious and versatile accommodation that includes a galleried landing, three bedrooms, two reception rooms, a superb 21' fitted kitchen/dining room, utility room and ground floor shower room plus en suite facilities to both of the first floor bedrooms. There is ample parking from a gated side driveway with additional parking at the rear if required. The rear garden is truly inspiring and includes a plethora of colour as well as various pleasant sitting areas.

SITUATION | The property is situated in an established and highly regarded residential neighborhood about a mile and a half to the north of the centre of this historic market town that offers a comprehensive range of leisure and shopping amenities including individual boutique style shops, bistros and restaurants, independent grocery and newsagent stores, supermarkets, and a plethora of well-known high street shops. Abergavenny hosts a market several times a week in its iconic Market Hall which attracts people from far and wide to its Farmers' market. The town boasts its own cinema, theatre, and leisure centre as well as being a sought-after destination as a foodie haven, attracting famous chefs from across the world to its annual Food Festival; there are numerous eateries and gastro pubs in the town and the neighbouring villages providing evening entertainment and culinary delights.

The town is particularly well served by popular schools for all ages at both primary and secondary level with the nearest primary school "Llantilio Pertholy CV" being

within the immediate vicinity. Schools in the private sector are also accessible and can be found in Monmouth, Hereford, Brecon, and Newport.

The area is an ideal base for professional and amateur leisure pursuits. There are many sports clubs and activities including rugby, football, tennis, bowls, and swimming and of course, cycling at both amateur and professional level, all close-by. For those seeking long walks, there are pathways leading to the River Usk and the Brecon to Monmouthshire Canal as well as to the summit of the Deri, one of the seven mountains that surrounds this historic town, ready to explore and located just a short distance away. Abergavenny railway station is accessible by bus, car or even walking whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Cardiff, Newport plus further afield to the M4 linking Bristol, west Wales and the Midlands.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH | Entered from the front via a composite double glazed door with letter box, glazed door to :-

RECEPTION HALL | Incorporating a staircase to the first floor with carved timber balustrade and galleried landing above, radiator, wall mounted central heating thermostat and digital central heating timer control.

SITTING ROOM | Large dual aspect double glazed windows allowing light to flood the room, two radiators, television aerial point, four wall lights, moulded fireplace with marble hearth that provides an attractive focal point to the room, coved ceiling.

UTILITY/SHOWER ROOM | Fitted with base and wall units incorporating drawers and cupboards, tall larder storage cupboard, fitted worktop with tiled splashback, inset stainless steel single drainer sink unit with mixer tap, frosted double glazed window to the side, tiled floor, arch leading to fully tiled step in shower cubicle with glazed pivot door and electric shower unit, radiator, frosted double glazed window, extractor fan.

OFFICE/BEDROOM THREE | A versatile room eminently useable as an additional sitting room or third bedroom, double glazed window to the front, radiator, telephone point, coved ceiling.

LIVING ROOM | With riven slate flooring throughout, ornamental fire surround with cast iron log burner, television aerial point, double glazed almost full width sliding patio door opening onto the rear garden, coved ceiling.

KITCHEN/DINING AREA | With riven slate flooring throughout and being attractively fitted with a modern range of traditionally styled units incorporating drawers and cupboards, contrasting oak worktops with integrated enamel sink unit and mixer tap, integrated appliances including an electric double oven/grill, 5

burner gas hob with glass splashback and cooker hood, fridge/freezer and dishwasher both with matching décor panels, three radiators, double glazed windows to the side and rear, large double glazed French doors opening to the rear garden patio, recess storage alcove with unused door leading to the sitting room, inset ceiling downlighters and wall lights.

FIRST FLOOR

LANDING | A beautifully light and airy galleried style landing with three double glazed roof windows, staircase from the ground floor with half landing, low level radiator, access to eaves storage.

BEDROOM ONE | Incorporating an extensive range of built in wardrobes along one wall double glazed window to the front, radiator, access to eaves storage, door to:-

EN SUITE | Fitted with a modern suite in white and comprising a moulded panelled bath with mixer tap and flexi hose shower head attachment, large fully tiled walk in shower area including a chrome thermostatic shower unit with rainfall and flexi hose shower heads, vanity wash hand basin unit with cupboards below, low flush toilet, inset ceiling lights and extractor fan, frosted double glazed window to the rear, chrome ladder style radiator/towel rail.

BEDROOM TWO | Double glazed window to the rear and smaller double glazed window to the side, radiator, access to eaves storage, door to :-

EN SUITE | With fully tiled walls and floor, step in shower cubicle with chrome thermostatic shower unit, low flush toilet, pedestal wash hand basin, radiator, frosted double glazed window to the side, large built in linen cupboard.

OUTSIDE

The property is set back from the road and the front garden is made private by a mature hedgerow with pedestrian and vehicular access gates. The garden is laid principally to lawn with various mature shrubs and a

gated pathway leads up to the front door. A second gated access opens onto the driveway which extends the full depth of the property providing off road parking for at least three vehicles and at the end of the driveway a further set of timber gates open to the rear garden which could easily provide additional parking if required.

The rear garden opens onto a beautiful full with patio that adjoins the property and provides access to a former garage that is currently used as a workshop/potting shed and storage facility. The rear garden is truly superb and imaginatively planned encompassing lawned areas interspersed with pathways gently meandering along it's length and brimming with an abundance of plants, foliage and mature trees. There are various other sitting areas as well as the patio which allows for enjoyment of both morning and evening sunshine. At the far end of the garden is a large summer house and hidden behind the workshop/store is a greenhouse both of which are included in the sale.

GENERAL

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

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

Council Tax | Band G (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 CYM97829. There are no known covenants associated with the property, for further details, speak to the Agent.

Local planning developments | The Agent is/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 | 02, Three, EE, Vodaphone indoor coverage. See <https://checker.ofcom.org.uk/>

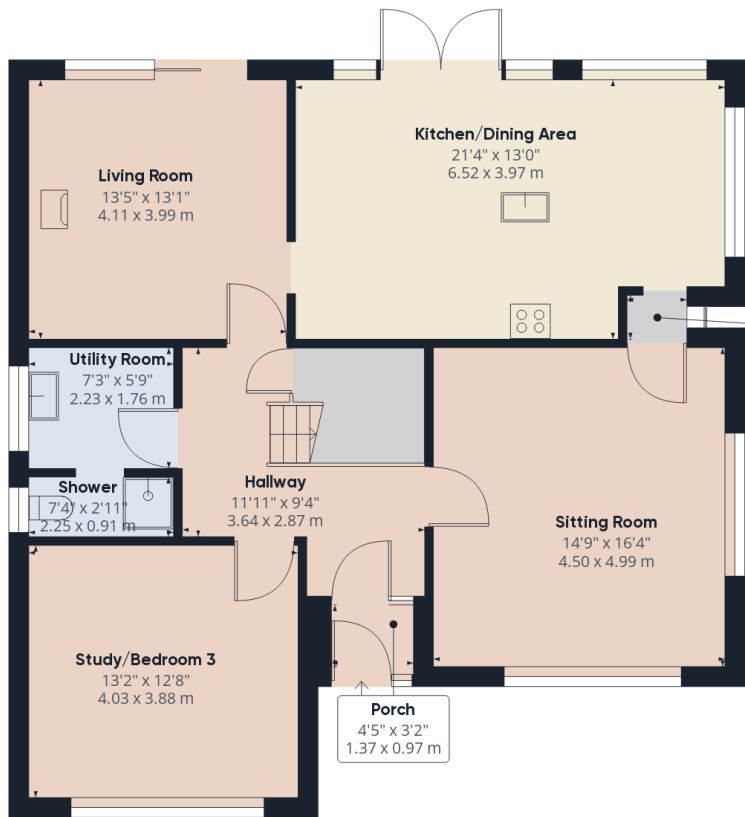
Viewing Strictly by appointment with the Agents
T 01873 564424
E abergavenny@taylorandcoproperty.co.uk

Reference AB352

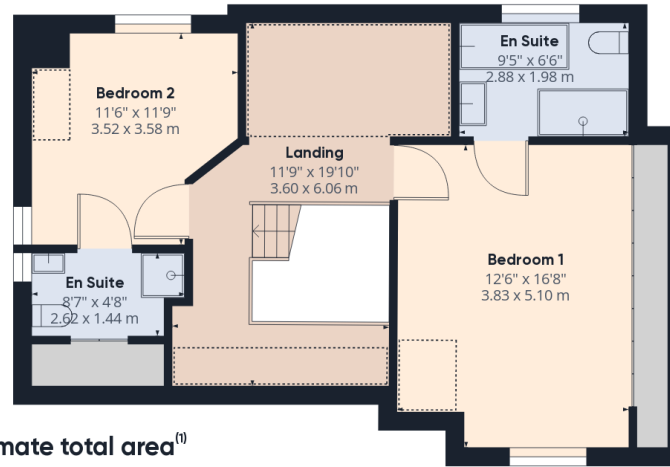








3'3" x 2'1"
1.01 x 0.65 m



Approximate total area⁽¹⁾

1767.92 ft²
164.25 m²

Reduced headroom

110.7 ft²
10.28 m²

(1) 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.