



Estate Agents

Taylor & Co

Abergavenny

Dan Y Deri

Abergavenny NP7 6PH

Asking Price
£185,000

Dan Y Deri

Abergavenny, Monmouthshire NP7 6PH

A two double bedroomed mid terraced house in a great position | Ideal starter / retirement home or investment property
Conveniently located close to schools, bus stop and just over a mile from the town centre
Spacious entrance hallway with large cloaks cupboard | Living room | Conservatory | Ground floor WC
Fitted kitchen / diner | First floor bathroom with separate WC | Two double bedrooms | Off street parking
Rear garden with views towards the Blorenge | No onward chain

This two double bedroomed mid-terrace family home with two reception rooms, views towards the Blorenge, and a large conservatory is offered to the market with no onward chain and is an ideal starter home or downsizing purchase with the potential to add value by cosmetic updating. The property benefits from off street parking and is ideally located close to bus routes and primary schools with local convenience stores also nearby. The property is entered via an extended porch opening into a great size hallway with cloakroom. The hall gives access to a dual aspect kitchen / diner as well as a living room, both of which open into a spacious double glazed conservatory, overlooking the garden and almost spanning the width of the rear of the house. On the first floor, the two double bedrooms are served by a family bathroom with an adjoining separate WC. The property has a good amount of storage cupboards including double fitted wardrobes in the bedrooms and a large walk-in cloaks cupboard on the ground floor.

SITUATION | Dan Y Deri is situated in a very convenient location a little over a mile from the town centre and Bailey Park with ease of access to all services and amenities. The town 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. 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 several eateries for evening entertainment. Abergavenny railway station is less than 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 and further afield to the M4 and the Midlands.

ACCOMMODATION

PORCH | Double glazed entrance door with window to the side. Door to **GROUND FLOOR WC** | Lavatory, wash hand basin, wall mounted heater, frosted double glazed window to front.

ENTRANCE HALLWAY | Staircase to the first floor, understairs storage area, deep **cloaks cupboard (7' 7" x 3' 2")**, radiator.

LIVING ROOM | Coved ceiling, fireplace with electric fire within, radiator, double glazed sliding door opens to:

CONSERVATORY | Double glazed windows to three sides, double glazed door opening into the garden, sloping polycarbonate roof covering.

DUAL ASPECT KITCHEN / DINER | The kitchen is fitted with a range of cabinets in a wooden finish with laminate worktops and tiled splashbacks, inset sink unit, gas cooker point with extractor hood above, space for under counter fridge, double glazed window to the front aspect, double glazed door to conservatory.

FIRST FLOOR LANDING | High level frosted double glazed window to the stairwell area, airing cupboard housing combination boiler.

BEDROOM ONE | Double glazed window to the rear aspect with views towards the Blorenge, inbuilt wardrobe.

BEDROOM TWO | Double glazed window to the rear aspect with views towards the Blorenge, inbuilt wardrobe, loft access.

FAMILY BATHROOM | Fitted with a white suite to include a panelled bath with electric overhead shower attachment, wash hand basin, frosted double glazed window, tiled walls, radiator. **SEPARATE WC** | Lavatory, wash hand basin, frosted double glazed window.

OUTSIDE

FRONT | The property is set back from the roadside with off street parking for one vehicle. **REAR GARDEN** | The garden is predominately paved with small flowerbeds, garden shed, and small area covered with artificial grass.

GENERAL

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

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

Council Tax | Band C (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 registered with HMLR, Title Number WA504655. There are no 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.
See <https://www.monmouthshire.gov.uk/planning/>

Broadband | standard, superfast and ultra are available in this postcode area. See <https://www.openreach.com/fibre-checker>

Mobile network | 02, Three, EE, Vodafone have indoor coverage in this postcode See <https://checker.ofcom.org.uk/>

Viewing Strictly by appointment with the Agents

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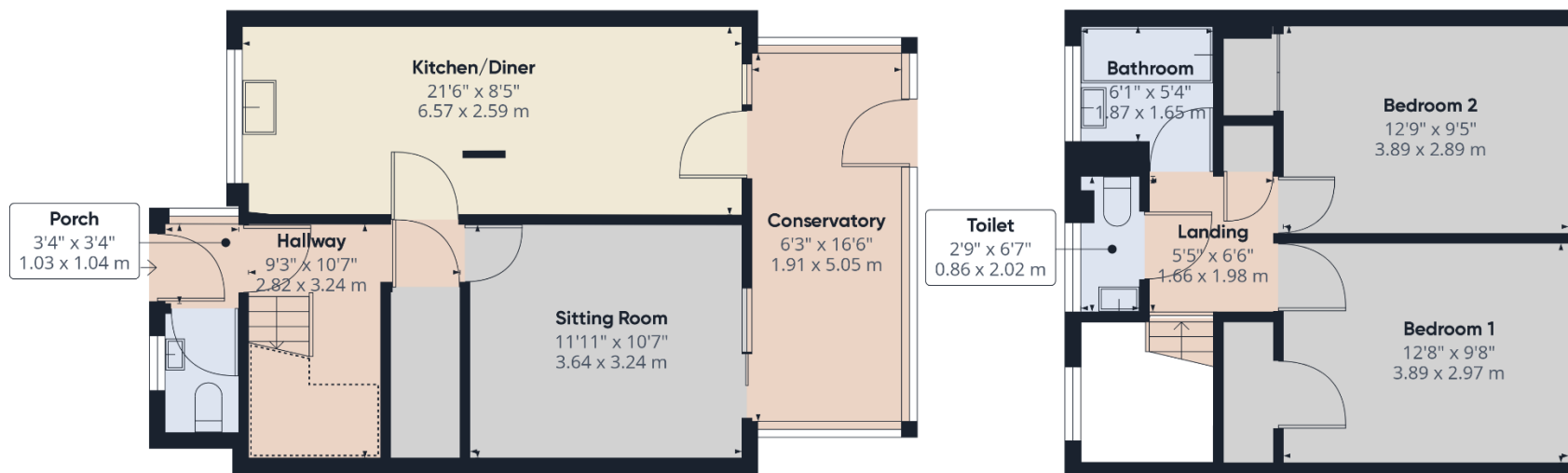
Reference AB351



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Approximate total area⁽¹⁾

919.67 ft²
85.44 m²

Reduced headroom

28.98 ft²
2.69 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.