



Estate Agents

Taylor & Co

Abergavenny

Croesonen Parc
Abergavenny NP7 6PF

Asking Price
£500,000

Croesonen Parc

Abergavenny Monmouthshire NP7 6PF

A substantial high-spec family home offering a luxurious finish, situated in a favoured cul de sac setting | A perfect residence for at home entertaining
Handcrafted kitchen cabinets with integrated appliances and French doors opening into the garden | Spacious sitting room | Large dining room with bay window
Superb 34' garden/games room with study and doors opening onto a sun terrace | Utility room & cloakroom
Principal bedroom suite with dressing area featuring handcrafted cabinets and en-suite shower room | Three further bedrooms | Family bathroom with roll top bath
Off road parking | Landscaped gardens enjoying a south westerly aspect, arranged around an Indian sandstone terrace plus lawned side garden

This substantial, high spec four bedroom family home enjoys a great position at the end of a small cul de sac on the fringe of this hugely popular development, favoured for its excellent road and walking links to schools, parks, open spaces, and the town centre.

Finished to an exceptional standard, the accommodation has been extended in more recent years and now offers about 2,200 sq ft of accommodation, flowing around a welcoming central hallway and landing, flooding the rooms with natural light and creating a warm, comfortable and hospitable ambience, a perfect home for entertaining and nurturing a growing family.

As well as a relaxing sitting room, study space and cosy dining room, there is a fabulous family/games room with windows and doors to one wall, all opening onto a large garden terrace which is finished with Indian sandstone, creating an ideal link from indoors to the outside. The superbly fitted kitchen features handmade cabinets, integrated appliances and a splendid marble floor which runs through the hallway and dining area too. A useful utility room with laundry facilities and cloakroom is just off the kitchen.

On the first floor, there are four generous bedrooms. The principal bedroom is a sumptuous suite which includes an extensive dressing area with handmade fitted bedroom furniture and an en suite shower room. The three other bedrooms are served by a contemporary bathroom suite with rolltop bath. To the front, there is an expansive driveway providing off street parking facilities, paved with Indian sandstone.

The rear garden has a southerly aspect and encompasses a garden terrace with a private raised entertaining space, in addition to a lawned garden to the side of the house.

SITUATION | This family home is situated in a favoured residential setting within easy access of the centre of Abergavenny. This historic town centre offers comprehensive 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 delight.

The town is particularly well served by popular schools for all ages at both primary and secondary level with the nearest primary school being within walking distance in a neighbouring road. 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.

ACCOMMODATION

WELCOMING RECEPTION HALL | This light filled, spacious and welcoming reception hall has double panelled doors opening either side of a hardwood staircase featuring carved timber balustrades, into two of the reception rooms, and is offset by a stunning marble tiled floor and inset ceiling downlighters.

SITTING ROOM | Entered from the reception hall via wide double doors, twin double glazed windows both with a front aspect, inset ceiling downlighters oak veneered flooring, two radiators, two radiators, coved ceiling. A door opens into:

GARDEN / GAMES ROOM WITH STUDY SPACE | A beautifully light, airy, and generously proportioned room suitable for a multitude of uses and incorporating a range of bespoke cabinets with marble fitted top over creating an ideal study space, light oak flooring throughout, double glazed window to the side, two large double glazed windows and matching double glazed French doors opening to the patio, coved ceiling with inset downlighters, three radiators.

DINING ROOM | Entered from the reception hall via a second set of double doors, marble floor tiles

throughout, large curved double glazed bay window to the front, radiator, coved ceiling.

KITCHEN / BREAKFAST ROOM | The kitchen is fitted with a bespoke range of hand crafted hardwood cabinets incorporating an extensive range of drawers and cupboards with contrasting marble worktops including an integrated stainless steel sink and dining table, integrated electric cooker and five burner gas hob with cooker hood over, integrated 'Miele' coffee machine, space for American style fridge/freezer, inset ceiling downlighters, marble tiled floor, inset ceiling downlighters, two sets of double glazed double doors opening to the patio. Door to:

UTILITY ROOM | Marble tiled floor, space and plumbing for washing machine, space for tumble dryer, fitted worktop, coved ceiling, double glazed door opening to the patio.

CLOAKROOM | Fitted with a modern white suite with chrome fittings and comprising a close coupled toilet with push button dual flush cistern, pedestal wash hand basin, ceiling extractor fan, coved ceiling, chrome ladder style radiator/towel rail.

FIRST FLOOR

LANDING | Incorporating a hardwood staircase from the ground floor with carved timber balustrades and carpeted treads, loft access hatch, airing cupboard housing hot water cylinder and linen shelving, coved ceiling.

PRINCIPAL BEDROOM | A supremely spacious room with extensive dressing area fitted with floor to ceiling wardrobes and shelving plus a dressing table, twin double glazed windows to the front and one to the side offering views towards the Skirrid Fawr, two radiators, coved ceiling with inset downlighters, loft access hatch.

EN SUITE SHOWER ROOM | A well-proportioned shower room fitted with a large shower area with thermostatically controlled shower unit, close coupled toilet, pedestal wash hand basin, marble floor and wall tiles, chrome ladder style radiator/towel rail, ceiling

mounted extractor fan, obscure double glazed window to the rear, medicine cabinet with mirror fronted door and integrated backlighting.

BEDROOM TWO | Broad double glazed window to the front with views towards Skirrid Fawr, built in wardrobe with double doors, radiator, coved ceiling.

BEDROOM THREE | Built in wardrobe with double doors, double glazed window to the rear, radiator, telephone point.

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

FAMILY BATHROOM | Marble wall and floor tiles, modern white suite with chrome fittings comprising a roll top slipper bath with mixer tap and antique style flexi house shower head attachment, pedestal wash hand basin with mixer tap, close coupled toilet with push button dual flush cistern, chrome ladder style radiator/towel rail, ceiling mounted extractor fan, obscure double glazed window, mirror fronted medicine cabinet with integrated backlighting.

OUTSIDE

The property is located at the end of a small cul de sac and is accessed from the road via a wide driveway with brick entrance pillars onto an Indian sandstone paved parking area and pathway with gravelled circular islands. Mixed hedging affords a high degree of privacy. Outside lighting.

An enclosed side garden is laid to lawn with enclosed fenced borders and pedestrian gate, access to the rear.

The rear garden with a south westerly aspect centres around a beautifully paved Indian sandstone patio accessed from all rear doors of the house and includes inset ground uplighting in addition to eaves downlighting to provide a calming and comfortable ambience. This lower patio is set around raised flower beds with laurel

hedge borders that only adds to softening the already peaceful environment. Steps lead up to an additional elevated sitting area.

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 E (Monmouthshire County Council)

EPC Rating | Band C

Flood Risk | No 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 CYM206626. 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 and superfast available.
See <https://www.openreach.com/fibre-checker>

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

Viewing Strictly by appointment with the Agents
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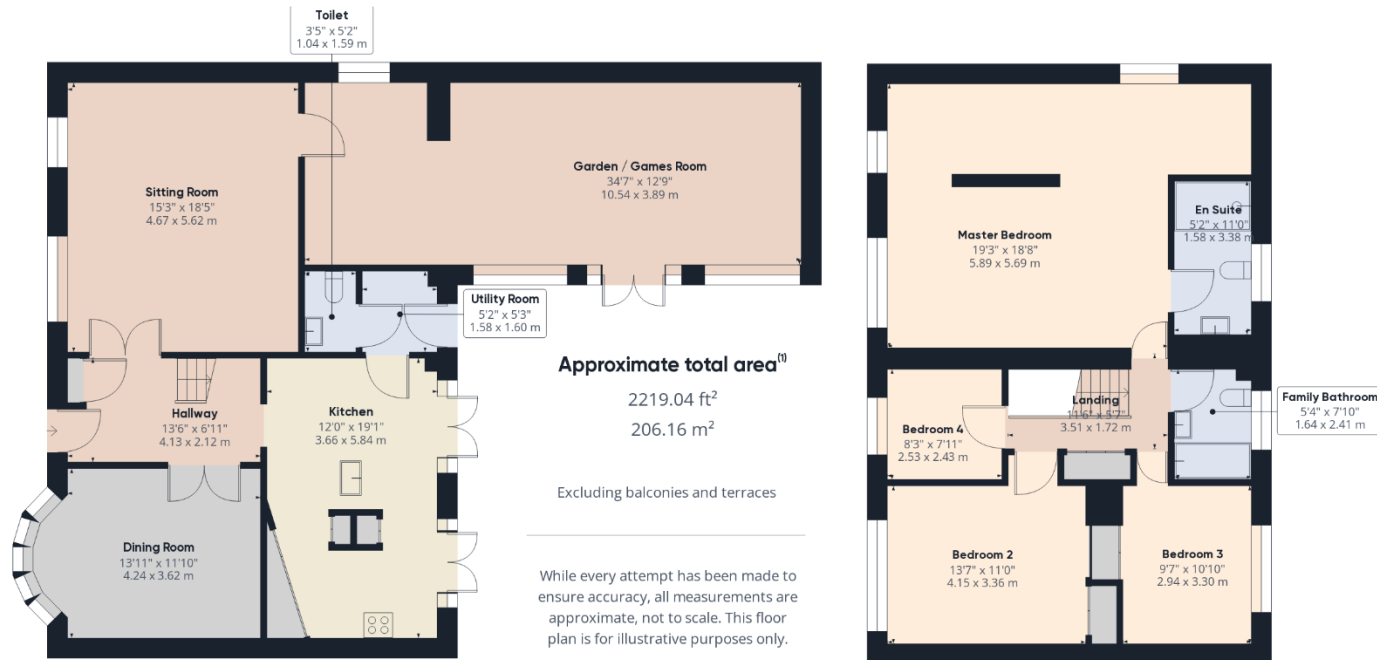
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