



Estate Agents

Taylor & Co

Abergavenny

Hastings Close
Abergavenny, NP7 9JD

Asking Price
£475,000



Hastings Close

Abergavenny, Monmouthshire, NP7 9JD

A modern detached four bedroomed family home with two bathrooms

Favoured Westbury Homes development on the eastern side of town with easy access to a good road network

Walking distance to the railway station with the town centre & bus station close-by | Long distance westerly views towards the Blorenge

Living room with interconnecting doors to the dining room | Conservatory | Study | Kitchen/Breakfast room | Utility room

This generously proportioned Westbury Homes, four bedroomed, detached family home occupies a cul-de-sac setting in attractive and secluded gardens with distant views towards the Blorenge yet is within walking distance of the train and bus stations and being on the well-connected eastern side of town, has ease of access to the road network for travel further afield.

Offering spacious and larger than average accommodation, this home has two interconnecting reception rooms opening into a conservatory which overlooks the garden and gives access onto a shaped patio. From the reception hallway, doors open to a study at the front, and at the rear, a kitchen/breakfast room leads to a utility room with doors to both the garden, and a double integral garage. To the first floor, the principal bedroom has a large en-suite, whilst the three other bedrooms are served by a four piece family bathroom suite in addition to a cloakroom on the ground floor.

This family home is offered to the market with the benefit of no onward chain.

SITUATION | Within walking distance of this family home are all the services and amenities one would expect of a thriving town centre. Abergavenny boasts a comprehensive range of shopping and leisure facilities, including a wide selection of

individual boutique style shops, grocery and newsagent stores, supermarkets, and many well-known high street shops. Abergavenny also hosts a market several times a week in the historic Market Hall which is just a short walk away.

The town has its own highly regarded theatre, cinema and leisure centre as well as several restaurants and bistros for evening entertainment. The greater area is served well by schools for all ages in both the private and the state sector.

Abergavenny railway station has regular services into central London via Newport, whilst road links at the Hardwick roundabout give easy access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff. Bus services run to Pontypool, Cwmbran, Cardiff, Brecon, and Monmouth.

ACCOMMODATION

ENTRANCE HALLWAY | Entrance door with windows to either side, coved ceiling, staircase to the first floor, useful cloaks cupboard, radiator.

CLOAKROOM | Lavatory, wash hand basin set in vanity unit, shaver point, radiator, frosted double glazed window, tiled floor.

LIVING ROOM | Double glazed bay window to the front aspect overlooking the garden, coved ceiling, fireplace with gas fire point, two radiators. A set of interconnecting doors open into:

DINING ROOM | Coved ceiling, radiator. A set of sliding double glazed doors provide an outlook over the garden and open into:

CONSERVATORY | Glazed roof, double glazed windows to three sides giving a delightful outlook over the garden with a double glazed door giving access onto a patio, wall mounted electric heater, tiled floor.

STUDY | Double glazed window to the front aspect with a view towards the Blorenge, coved ceiling, radiator.

KITCHEN / BREAKFAST ROOM | The kitchen is fitted with a range of wall and base units to include glazed cabinets, cookery book and display shelving, laminate worktops with over counting lighting incorporating a breakfast bar seating area, inset sink unit, inset four ring gas hob with extractor hood over, inbuilt oven with microwave above, space for dishwasher, inbuilt full height fridge/freezer, plinth heater, double glazed window to the rear aspect overlooking the garden. From the kitchen a door opens into:

UTILITY ROOM | Fitted with base storage cupboards with laminate worktops over, inset sink unit, space for washing machine, wall mounted Worcester gas central heating boiler, space for under counter fridge or freezer, double glazed door opening into the garden, door to integral double garage.

FIRST FLOOR

LANDING | Double glazed window to the front aspect with a view towards the Bloreng, airing cupboard housing hot water cylinder, radiator, loft access.

BEDROOM ONE | Double glazed window to the front aspect with a view towards the Bloreng, fitted bedroom furniture to include wardrobes, bedside and over bed cabinets, radiator. Door to:

EN-SUITE BATHROOM | Fitted with a coloured suite to include an oval bath with shower over, wash hand basin in vanity unit, lavatory, frosted double glazed window, tiled walls, radiator.

BEDROOM TWO | Double glazed window to the rear aspect overlooking the garden, radiator.

BEDROOM THREE | Double glazed window to the front aspect with a view towards the Bloreng, radiator, radiator.

BEDROOM FOUR | Double glazed window to the rear aspect overlooking the garden, radiator, inbuilt wardrobe.

FOUR PIECE FAMILY BATHROOM | Fitted with a four piece coloured suite to include a panelled bath with overhead shower attachment, shower cubicle, wash hand basin, lavatory, frosted double

glazed window, ladder towel radiator, shaver point.

OUTSIDE

FRONT | The property has a broad frontage and is set well back from the road, a deep lawned garden hosts specimen trees enhanced by a central shrubbery display. A driveway provides off street parking and gives access to:

DOUBLE GARAGE | Two up and over vehicle doors, double glazed window and pedestrian door to the garden, fitted workbench, electricity supply, electricity consumer unit and fuse board, loft access.

REAR GARDEN | The garden is a particular feature of this family home and offers a great deal of seclusion and privacy, this landscaped garden has a shaped patio with room for a table and chairs, enclosed by a low curved wall which opens out onto a lawned area with shaped flowerbeds well stocked with a variety of herbaceous shrubbery and perennial planting. There is a further raised patio at the rear of the garden as well as specimen trees, shrubs and a mature apple tree. Gated access to the front, water tap, external lighting, space for a garden shed and greenhouse.

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 G (Monmouthshire County Council)

EPC Rating | Band D

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 WA595264. 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. See <https://www.monmouthshire.gov.uk/planning/>

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

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

Viewing Strictly by appointment with the Agents
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Reference AB363

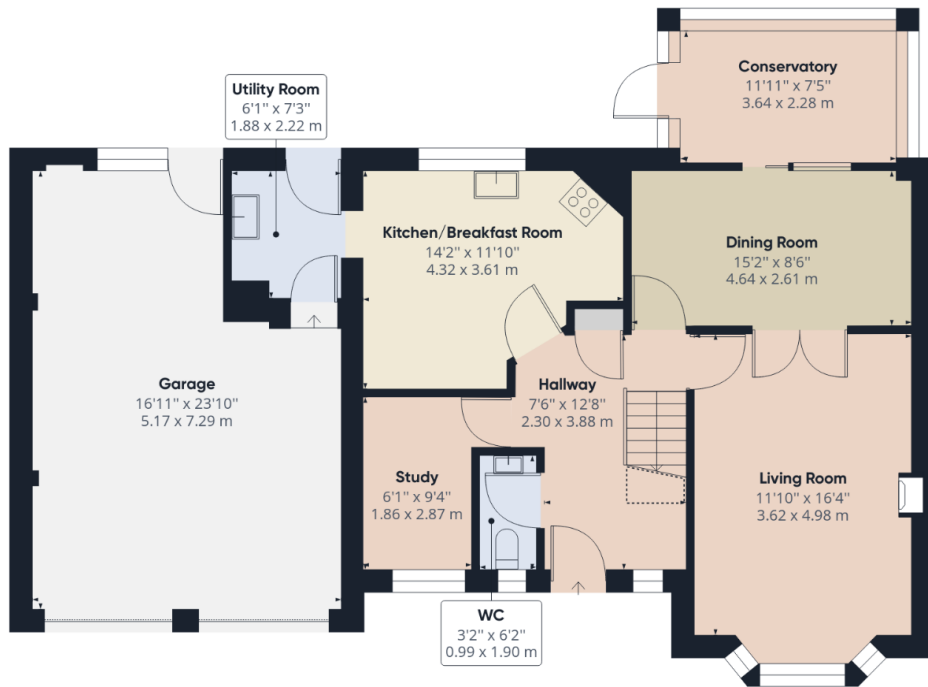




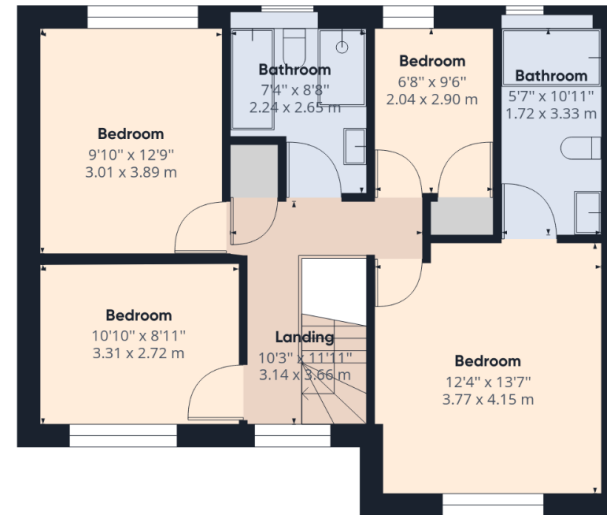








Floor 0



Floor 1

Approximate total area⁽¹⁾

1832.55 ft²
 170.25 m²

Reduced headroom

13.38 ft²
 1.24 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.