



Estate Agents

Taylor & Co

Abergavenny

Park Avenue
Abergavenny NP7 5SH

Asking Price
£325,000

Park Avenue,

Abergavenny, Monmouthshire NP7 5SH

An extended three bedroom Semi-detached family home | Popular and convenient location within walking distance of Bailey Park and the high street
Westerly facing rear garden with views towards the Sugar Loaf & Deri | Gated off street parking to the front and attached garage/store along the side
Extended open plan reception accommodation | Living room | Dining room | Kitchen / Diner
Principal bedroom with en-suite shower room | Two further bedrooms | Family shower room
Beautiful garden enjoying a sunny westerly aspect | No onward chain

This attractive three bedroom, extended, semi-detached family home 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.

Enjoying a westerly facing garden with views towards the Deri and Sugar Loaf, the property offers good room proportions and an appealing open plan layout out with two reception rooms to include a spacious living room with door opening to the garden and a separate dining room. The well fitted kitchen provides access to a side garage/store that is over 33' in length. On the first floor, the principal bedroom has an en-suite shower room, and the remaining two bedrooms are served by a separate shower room.

Outside, there is gated off road parking to the front and the huge rear garden enjoys side access through the garage/store to a lawn and decked sitting area. The property is offered to the market with no onward chain.

SITUATION | The property is centrally located and situated 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. 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 multiple 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

PORCH | With low brick wall and matching UPVC double glazed windows and entrance door, wall light, paved flooring, composite double glazed entrance door to :-

HALLWAY | Incorporating the staircase to the first floor with carved timber balustrade and storage cupboard beneath, riven tiled flooring, telephone point, radiator, double glazed window to the front, ceiling mounted mains operated smoke alarm.

DINING ROOM | Double glazed window to the front, radiator.

SITTING/LIVING ROOM | A large room over 23' in length incorporating part of a single storey extension to the rear and with double glazed sliding patio door opening onto the rear garden, oak effect laminate flooring throughout, two radiators, wall light and ceiling pendant light, coved ceiling.

KITCHEN/BREAKFAST ROOM | A good size room that also incorporates part of the single storey extension and is neatly fitted with an attractive range of floor and wall units incorporating drawers and cupboards with high gloss doors, contrasting fitted worktops with inset stainless steel sink unit, small breakfast bar, built in electric oven and five burner gas hob with cooker hood over, space and plumbing for dishwasher and washing machine, double glazed window overlooking the garden to the rear, space for American style fridge/freezer, radiator, double glazed door opening to the side garage/store.

GARAGE/STORE | An extremely useful and versatile space with personal and vehicular access doors to both the front from the driveway and to the rear, electric points, lights, frosted double glazed window to the side, cold water tap, door to :-

TOILET | Fitted with a modern white suite with chrome fittings and comprising a low flush toilet and circular sink bowl with mixer tap, fully tiled walls.

FIRST FLOOR

LANDING | Incorporating the staircase from the ground floor with half landing and carved timber balustrade, loft access hatch, ceiling mounted mains operated smoke alarm, double glazed window to the side, large built in storage cupboard with frosted double glazed window.

BEDROOM ONE | Double glazed tilt n turn window enjoying a rear aspect across the garden to the surrounding hills of the Deri and Sugar Loaf mountains, radiator, two built in wardrobes both with sliding mirror fronted doors, door to :-

EN SUITE | Attractively fitted and including a range of modern storage units, vanity wash hand basin unit with mirror splashback and downlighters over, low flush toilet with macerator, step in shower cubicle with chrome thermostatic shower unit and sliding door, frosted double glazed tilt n turn window to the rear, fully tiled walls.

BEDROOM TWO | Double glazed tilt n turn window to the front, radiator, built in wardrobe with sliding mirror fronted doors.

BEDROOM THREE | Double glazed window to the side, radiator, built in cupboard housing a modern 'Worcester' gas fired combination type boiler

supplying hot water and central heating throughout the property.

OUTSIDE

FRONT | Low brick front boundary wall with metal railings over and matching metal double entrance gates opening onto a twin tarmac driveway, gravelled flower bed.

REAR | Accessed from the rear of the garage/store and the Living Room from which it opens onto a raised timber decked sitting area that takes full advantage of the beautiful westerly aspect. The garden is extensive and is enclosed on all side whilst being laid principally to lawn with pathway running the full length and leading to a timber garden shed.

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.

Council Tax | Band D (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 CYM234087. 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, Superfast & Ultrafast available.

See <https://www.openreach.com/fibre-checker>

Mobile network | EE, O2, Vodafone and Three likely indoor coverage

See <https://checker.ofcom.org.uk/>

Viewing Strictly by appointment with the Agents

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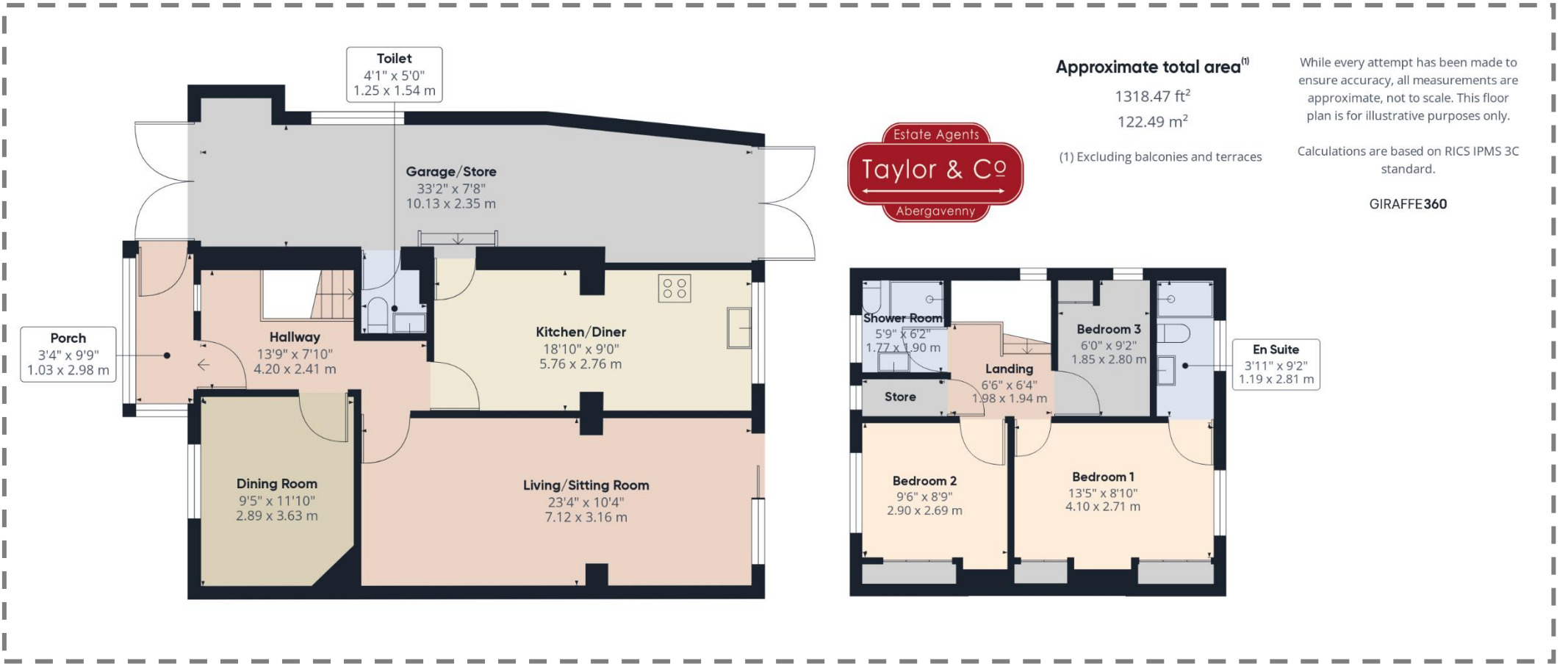






Floorplan

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