



Estate Agents

Taylor & Co

Abergavenny

Croesonen Parc
Abergavenny NP7 6PG

Asking Price
£295,000



Croesonen Parc

Abergavenny, Monmouthshire NP7 6PG

Three bedroom link detached family home in a cul-de-sac setting on a perennially popular development

Well placed for walking routes to town, bus routes and schools | Sitting Room with bow window to the front | Separate dining room with sliding patio door to garden | Kitchen with access to the rear garden | First floor bathroom with over bath shower | Double glazing | Gas central heating | Driveway and attached single garage | Fully enclosed southerly facing rear garden with small sitting area | No onward chain

This attractive three bedroomed link detached family home occupies a cul-de-sac setting in a perennially popular and well established development on the outskirts of the town centre. Favoured for its convenient location and ease of access to parks, schools, and bus routes, Croesonen Parc attracts a wide range of buyers.

Although requiring some updating this comfortable family home provides light and airy accommodation that includes a small hallway, sitting room with bow window, adjoining dining room with sliding patio door opening into the garden at the rear, kitchen with entrance door to the garden that links to the garage and the three bedrooms are served by a white bathroom suite, with bedrooms one and two having storage/wardrobe recesses.

The rear garden is fully enclosed, enjoys an extremely pleasant southerly aspect and is laid principally to lawn whilst at the front, there is plenty of space for off street parking, in addition to the garage. This family home benefits from double glazing and gas central heating and is offered to the market with no onward chain.

SITUATION | The property 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

HALLWAY | Entered from the front via a double glazed door with letterbox, radiator, staircase to the first floor, telephone point.

SITTING ROOM | Double glazed bow window to the front, radiator, television aerial point, open plan to :-

DINING ROOM | Large walk in understairs cupboard, double glazed sliding patio door opening to the rear garden, radiator.

KITCHEN | Fitted with a matching range of wall and floor units incorporating drawers and

cupboards, contrasting fitted worktops with partly tiled splashback, inset stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, space for upright fridge/freezer, contrasting tiled floor, gas cooker point, double glazed window and entrance door.

FIRST FLOOR

LANDING | Staircase from the ground floor with ranch style balustrade, double glazed window to the side, airing cupboard housing hot water cylinder and linen shelving, loft access hatch.

BEDROOM ONE | Double glazed window to the front enjoying a pleasant outlook towards the Skirrid Mountain, radiator, wardrobe recess.

BEDROOM TWO | Double glazed window to the rear, radiator, wardrobe recess.

BEDROOM THREE | Double glazed window to the front enjoying a view towards the Skirrid mountain, radiator, small staircase bulk head.

BATHROOM | Fitted with a white suite comprising a panelled bath with mixer tap and 'Triton' electric shower unit over plus a shower rail/curtain, pedestal wash hand basin, low flush toilet with push button dual flush cistern, walls fully tiled around the sanitaryware, radiator, frosted double glazed window to the rear.

OUTSIDE

FRONT | The front garden sits behind a low brick boundary wall with small lawn and flower borders, a paved pathway leads up to the front

door and a concrete/gravelled driveway leads up to the garage.

GARAGE | With up and over door from the driveway and personal door opening to the rear garden, wall mounted BAXI gas fired central heating boiler supplying hot water and radiators throughout the property.

REAR | The rear garden enjoys a pleasant southerly aspect and is fully enclosed by close boarded timber fencing. It is laid principally to lawn with small concrete 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.

Council Tax | Band E (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 WA643416. There are no 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.torfaen.gov.uk/en/PlanningAndDevelopment/Planning-and-Development.aspx>

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

Mobile network | Three & O2 likely, Vodafone and EE limited indoor coverage. See <https://checker.ofcom.org.uk/>

Viewing Strictly by appointment with the Agents
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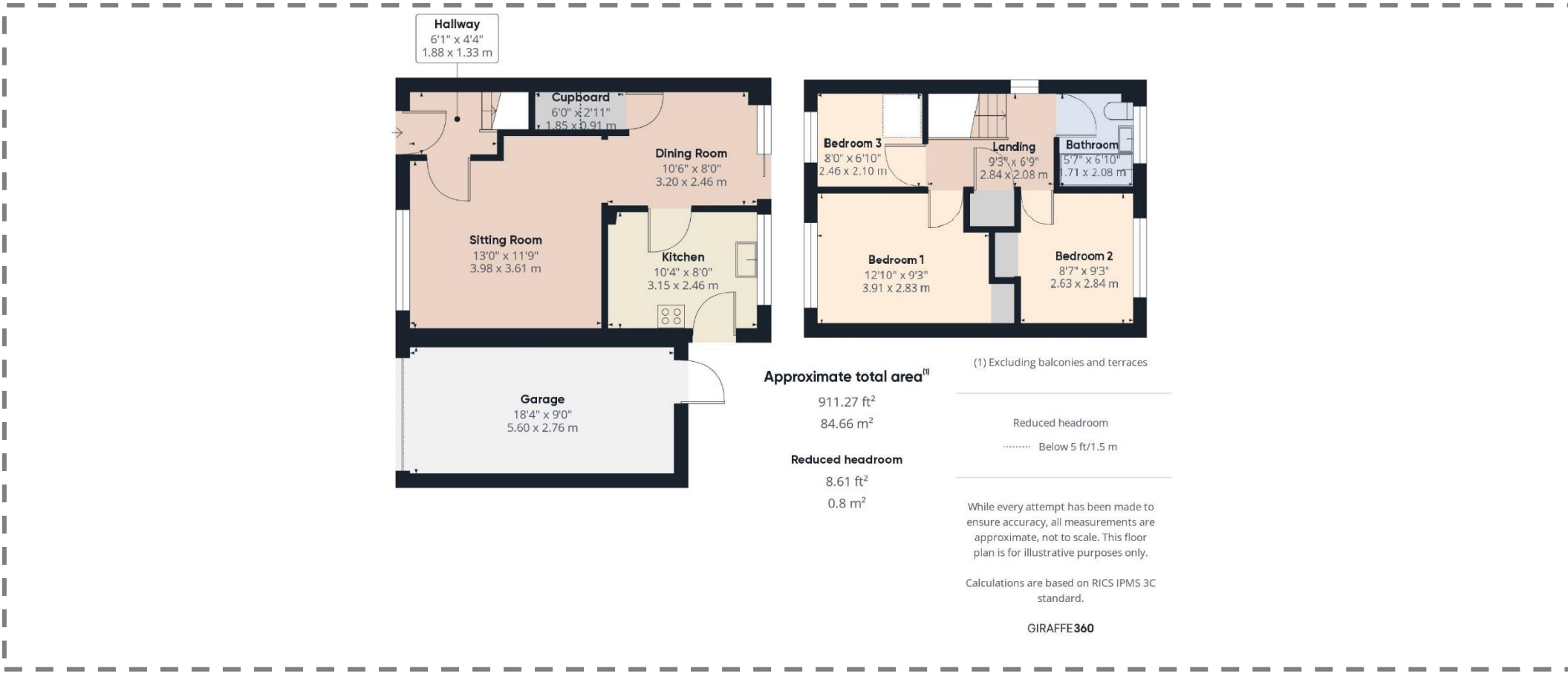
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