



Estate Agents

Taylor & Co

Abergavenny

Delafield Road  
Abergavenny NP7 7AW

Asking Price  
£425,000





# Delafield Road

Abergavenny, Monmouthshire NP7 7AW

Situated in a convenient and desirable location on the favoured Western side of Abergavenny

A spacious, modern detached house with integral garage and driveway

Reception hall & ground floor toilet | Sitting room enjoying views of the Bloreng to the front

Separate Dining Room | Fitted kitchen with built in appliances | Utility room

Four Bedrooms with en-suite facility to the master bedroom | Family bathroom | Gas central heating | No Chain

**Affording a simply stunning outlook across the beautiful Vale of Usk towards the Bloreng and further afield over the valley towards Crickhowell, this four bedroom family home is situated in the highly desirable Western side of Abergavenny, favoured by residents and buyers alike due to the close proximity of country walks including one of the area's most famous peaks, Sugar Loaf Mountain with the Sugar Loaf Vineyards, highly favoured primary schools, Belgrave Park and the popular local public house and restaurant, The Lamb and Flag all close-by, serves to make this an undeniably enviable location in the town.**

**SITUATION** | The town centre of Abergavenny offers comprehensive leisure and shopping amenities including individual boutique style shops, eateries and restaurants, grocery and newsagent stores, supermarkets, and a plethora of well-known high street shops. The town is particularly well served by schools for all ages at both primary and secondary level.

The area is internationally favoured as a foodie haven as well as an ideal base for professional and amateur leisure pursuits. There are many sports clubs and activities in the area including rugby, football, tennis, bowls and swimming and of course, cycling at both an amateur and a professional level can be found close-by.

For those seeking long walks, there are pathways leading to the River Usk and the Brecon to Monmouthshire Canal as well as the summit of Bloreng Mountain from which colourful hang gliders may be observed, plus many of the other mountains which surround this historic town.

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 very accessible 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

Open storm porch with courtesy light.

**HALLWAY** | Panel glazed entrance door from the front, staircase to the first floor with storage cupboard beneath, radiator, telephone point, coved ceiling with mains operated smoke alarm.

**TOILET** | White suite with chrome fittings comprising a close coupled toilet and wall mounted wash hand basin, radiator, ceiling extractor fan.

**SITTING ROOM** | Oak effect laminate flooring, radiator, television aerial point, telephone point, timber fire surround with marble hearth housing a fitted gas fire, large double glazed timber casement window to the front enjoying a view of the locally renowned Bloreng mountain and surrounding hillside, coved ceiling, double doors to dining room.

**DINING ROOM** | Oak effect laminate flooring, radiator, television aerial point, telephone point, timber casement double glazed French door with matching double glazed side panels opening to the rear garden.

**KITCHEN** | Fitted with a matching range of modern floor and wall units with high gloss doors and contrasting worktops with tiled splashback, inset one and a half bowl single drainer sink unit with mixer tap, integrated electric oven and four ring gas hob with cooker hood over, wine rack, glass fronted wall display cupboards, peninsula breakfast bar, radiator, tiled floor, double glazed timber casement window to the rear, ceiling mounted mains operated smoke alarm.

**UTILITY ROOM** | Fitted wall and floor cupboards with worktop over, wall mounted BAXI gas fired combination boiler supplying heating and hot water, space and plumbing for washing machine,

radiator, wall mounted digital central heating timer controls, double glazed timber casement window and entrance door to the rear, personal door to the garage.

## **FIRST FLOOR**

**LANDING** | Loft access hatch, ceiling mounted mains operated smoke alarm, double glazed timber casement window to the side.

**BEDROOM ONE** | Radiator, television aerial point, telephone point, double glazed timber casement window to the front enjoying a beautiful view of the Bloreng mountain and surrounding hillside, door to :-

**EN SUITE** | White suite with chrome fittings comprising a corner step in shower cubicle with sliding doors and thermostatic shower unit, low flush toilet, vanity wash hand basin with cupboards beneath, wall mirror with downlighters over, tiled floor, mostly tiled walls, radiator, inset ceiling downlighters and extractor fan.

**BEDROOM TWO** | Small alcove including a built-in storage cupboard, radiator, double glazed timber casement window to the front enjoying a beautiful view of the Bloreng mountain and surrounding hillside.

**BEDROOM THREE** | Radiator, double glazed timber casement window to the rear.

**BEDROOM FOUR** | Double glazed timber casement window to the rear, radiator.

**FAMILY BATHROOM** | Fitted with a white suite and comprising a 'P' shaped shower bath with curved shower screen and thermostatic shower unit over, large vanity wash hand basin with mirror splashback and cupboards beneath, close

coupled toilet, tiled walls and floor, frosted timber casement double glazed window to the rear, chrome ladder style radiator/towel rail, inset ceiling downlighters and extractor fan.

## **OUTSIDE**

**FRONT** | A raised level lawn fronts the property with mature flower/shrub borders and gated pathways leading around either side. A concrete driveway provides off road parking and fronts the attached garage.

**GARAGE** | With up and over door from the driveway, loft hatch, electric points and light, step up to personal door leading to the utility room.

**REAR** | Gated access from both sides to a paved pathway along the rear, outside lighting and cold water tap, steps up to a paved sitting area, brick retaining wall with mixed foliage leading up to the rear boundary.

## **GENERAL**

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

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

**Council Tax** | Band F (Powys 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-aps.naturalresources.wales/>

**Covenants** | The property is registered with HMLR, Title Number WA455379. The agent is not aware of any 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 and superfast available. See <https://www.openreach.com/fibre-checker>

**Mobile network** | Likely indoor coverage for EE & O2 Limited indoor coverage for Three & Vodafone  
See <https://checker.ofcom.org.uk/>

**Viewing Strictly by appointment with the Agents**  
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**Reference** AB378

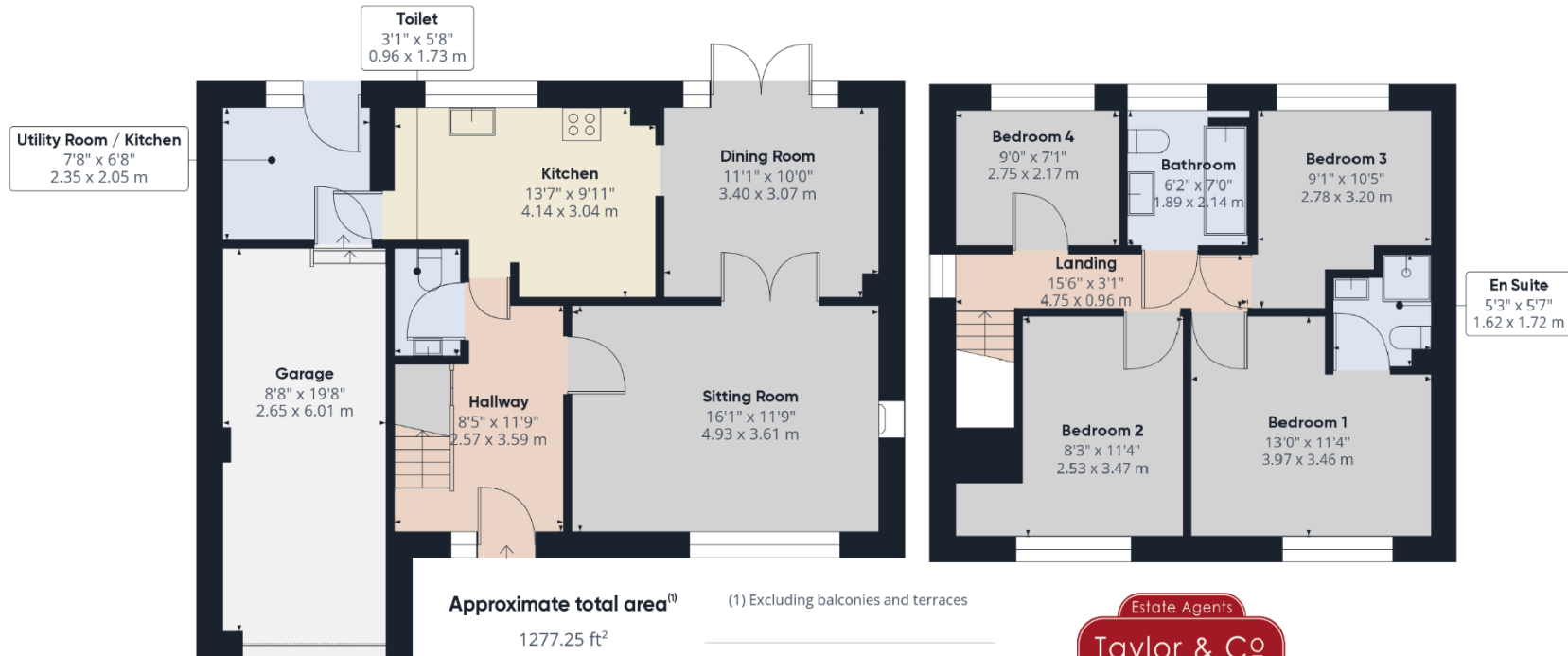








# Floorplan



**Approximate total area<sup>(1)</sup>**  
1277.25 ft<sup>2</sup>  
118.66 m<sup>2</sup>

(1) Excluding balconies and terraces

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.