



Laurel Drive, Goytre
Penperlleni, Pontypool NP4 0BQ

Estate Agents
Taylor & Co
Abergavenny

Asking Price
£209,950



Laurel Drive

Goytre, Penperlleni, Pontypool, Monmouthshire NP4 0BQ

An attractive two bedroom modern middle terraced house
Popular Village Location Almost Equidistant to Abergavenny & Cwmbran
Walking Distance to Grocery Store, Post Office & Public House
Walking Distance to Primary School, Children's Play Area and Bus Routes
Convenient Setting with Ease of Accessibility to Outdoor Pursuit Areas including Brecon Beacons National Park
River Usk, Brecon & Monmouthshire Canal and Llandegveth Reservoir all of which are all Close By

An attractive, modern, middle terrace house situated in a small cul de sac on the fringe of the village but with easy access to the wide range of facilities the village has to offer. The accommodation includes a small entrance hall, living room, modern fitted kitchen, two bedrooms and a bathroom to the first floor including an electric overbath shower. The property enjoys a private and enclosed rear garden with patio area and an open plan front garden with tarmac parking space.

SITUATION | This ideal starter home is located in the enduringly popular village of Goytre. Local amenities in the village include a grocery store with post office, a doctor's surgery with pharmacy, village hall, hairdresser, a public house, a primary school, fish & chip takeaway and children's play area.

For more comprehensive leisure and shopping facilities, the historic market town of Abergavenny is situated just 7 miles to the north, whilst Cwmbran is almost equidistant to the south. Both towns offer an extensive

range of high street shops, banks and supermarkets. The towns are well served by schools for all ages and offer motorway links and train services to Newport, Cardiff and west Wales and further afield to the Bristol, the Midlands, Manchester and central London.

ACCOMMODATION

STORM CANOPY | Above the front entrance door.

HALL | Double glazed entrance door from the front, staircase to the first floor, radiator, laminate flooring, wall mounted central heating thermostat, telephone point, ceiling mounted mains operated smoke alarm.

LIVING ROOM | Laminate flooring throughout, double glazed window to the front, two radiators, television aerial point, alcove beneath the staircase.

KITCHEN | Attractively fitted with a modern range of wall and floor units incorporating

drawers and cupboards, contrasting roll edge working surfaces with complimentary splashback, inset colour coded acrylic one and half bowl single drainer sink unit with mixer tap, slot in electric cooker, space and plumbing for washing machine, space for upright fridge/freezer, small breakfast bar, wall mounted "GlowWorm" gas fired central heating boiler and digital central heating timer control, riven tiled flooring, double glazed window to the rear, ceiling mounted mains operated smoke alarm, double glazed entrance door opening to the rear garden.

FIRST FLOOR

LANDING | Loft access hatch, ceiling mounted mains operated smoke alarm, access to all first floor rooms.

BEDROOM ONE | Double glazed window to the front, radiator, large built in double wardrobe, telephone point.

BEDROOM TWO | Double glazed window to the rear, radiator, large built in airing cupboard housing hot water cylinder with shelving and cloths hanging rail.

BATHROOM | Fitted with a modern white suite with chrome fittings and comprising a panelled bath with mixer tap/flexi hose shower head attachment and "Triton" electric shower unit over, pedestal wash hand basin, low flush toilet with push button dual flush cistern, waterproof panelling to the walls, radiator, electric strip light/shaver point above the sink.

OUTSIDE

The front garden is open plan and incorporates a parking space plus pathway leading up to the front entrance door.

From the house the rear garden opens onto a small, paved patio/sitting area and is enclosed on all sides. The remainder of the garden is laid to lawn with flower borders either side.

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 C (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 WA518221. 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: www.monmouthshire.gov.uk/planning/

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

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

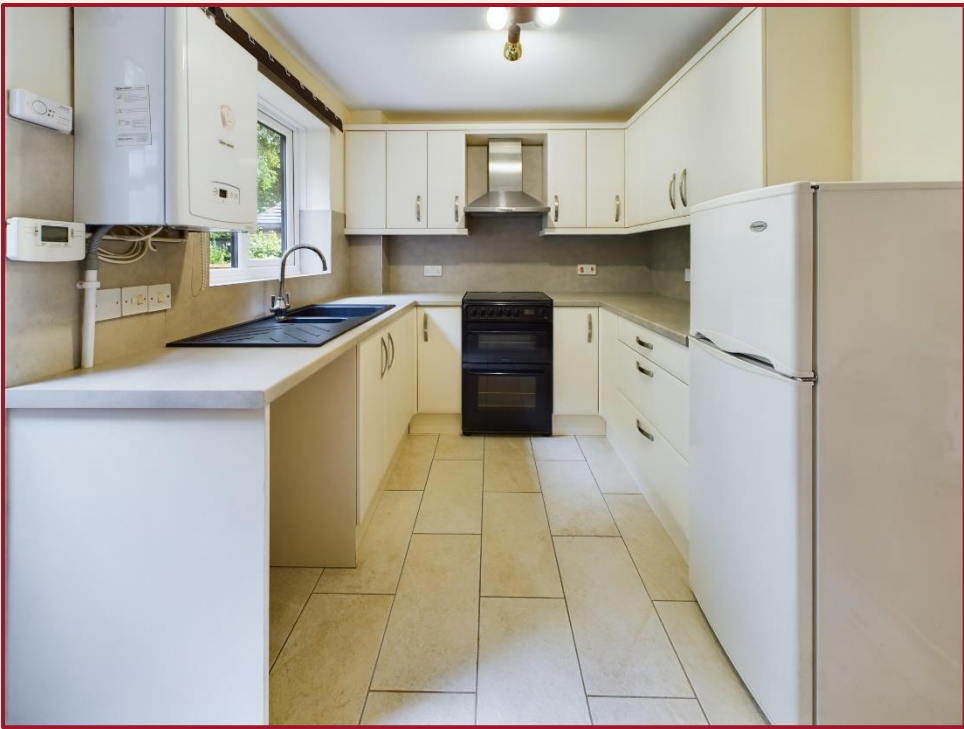
Viewing Strictly by appointment with the Agents

T 01873 564424

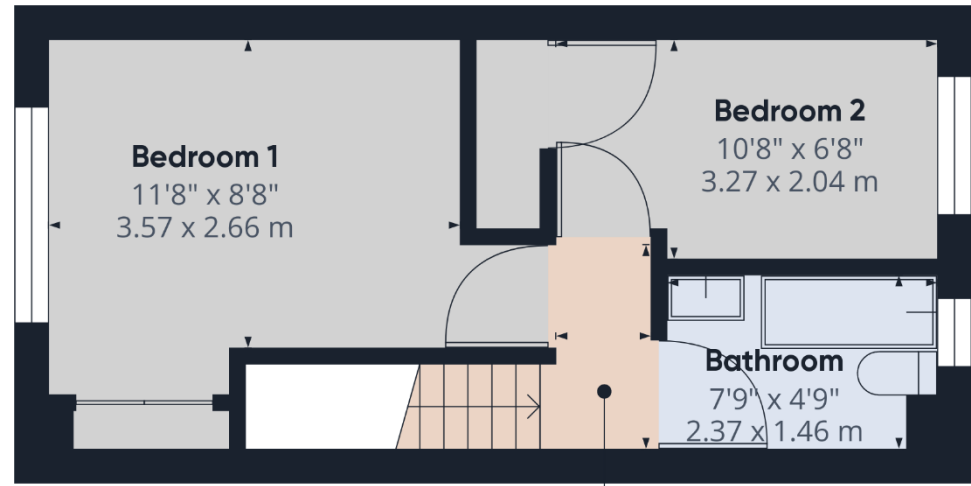
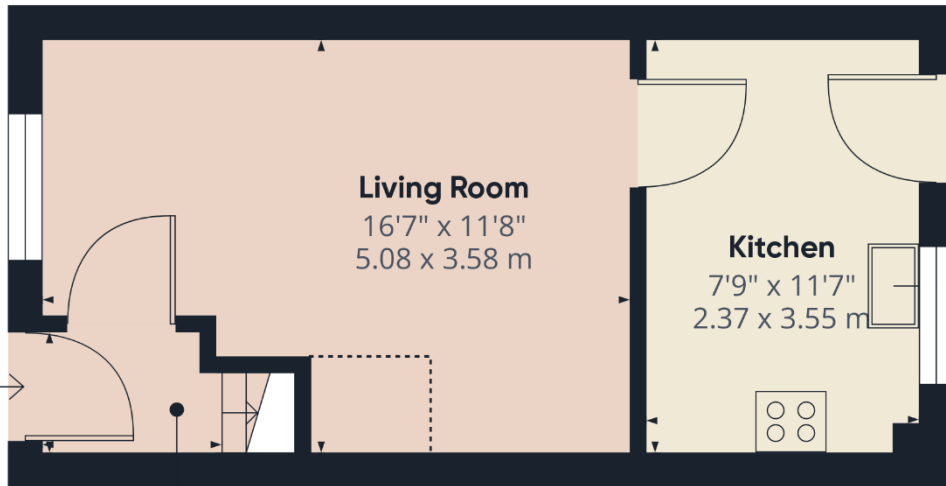
E abergavenny@taylorandcoproperty.co.uk

Reference AB385









Hallway
 5'0" x 3'10"
 1.55 x 1.19 m

Approximate total area⁽¹⁾

543.04 ft²
 50.45 m²

(1) Excluding balconies and terraces

Reduced headroom

9.47 ft²
 0.88 m²

Reduced headroom

..... Below 5 ft/1.5 m



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Landing
 2'7" x 5'6"
 0.81 x 1.70 m

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.