



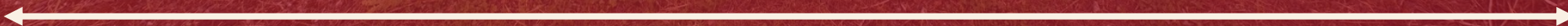
Estate Agents

Taylor & Co

Abergavenny

Park Crescent  
Abergavenny NP7 5TH

Asking Price  
£430,000



# Park Crescent

Abergavenny, Monmouthshire NP7 5TH

Three bedroomed detached bungalow | Two reception rooms | Two bathrooms  
Kitchen & utility room | Substantial garden of just under ½ acre | Driveway for off street parking  
Lapsed outline planning approval to develop the site for housing  
Highly favoured central location within walking distance of Bailey Park and the town centre  
**RENOVATION PROJECT WITH NO ONWARD CHAIN**

**Sitting on a large corner plot of just under ½ acre, in a hugely popular residential road within walking distance of Bailey Park and the town centre, is this generously sized three bedroomed detached bungalow with two reception rooms and two bathrooms. The property has lapsed outline planning approval to develop the site for housing but equally would suit buyers seeking a good size family home to renovate and enjoy.**

**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

**ENTRANCE HALLWAY** | Entered via a partly glazed timber entrance door, stripped and stained wooden floorboards, radiator, loft access hatch, built in cupboard housing a VEISSMAN gas fired combination type boiler.

**DUAL ASPECT SITTING ROOM** | Double glazed window to the front, bay window with steel casement window to the side, recessed fireplace with attractive period surround, stripped and stained wooden floorboards, radiator.

**DINING ROOM** | Steel casement window to the side, partly glazed door opening to the side garden, stripped and stained wooden floorboards, radiator.

**KITCHEN** | Fitted with an extensive range of base level units with drawers and cupboards, contrasting worktops, inset stainless steel double drainer sink unit with mixer tap, gas cooker point, integrated dishwasher with matching décor panel, small breakfast bar, space for upright fridge/freezer, two radiators, steel casement window to the side. Door to:

**UTILITY ROOM** | Tiled floor, space and plumbing for washing machine, space and venting for tumble dryer. Door to:

**LEAN – TO** | Single glazed and of timber framed construction with a hipped polycarbonate roof, brick floor and low brick walls, matching entrance doors to both sides.

## BEDROOM ACCOMMODATION

A **rear hallway** with a partly glazed entrance door to the side and radiator provides access to:

**BEDROOM ONE** | Steel casement window to the side, radiator.

**FIVE PIECE BATHROOM SUITE** | Fitted with a modern five piece suite comprising a tiled floor with level walk in shower area, Triton electric shower unit and floor drain, panelled bath, pedestal wash hand basin, bidet, lavatory, radiator, steel casement window to the rear.

**BEDROOM TWO** | Double glazed window to the front, stripped and stained wooden floorboards, steel casement window to the side, radiator, built in cupboard.

**DUAL ASPECT BEDROOM THREE** | Steel casement windows to the side and rear, stripped and stained wooden floorboards, built in wardrobe, radiator.

**FAMILY BATHROOM** | Fitted with a white three piece suite comprising a panelled bath with Triton electric shower unit over, pedestal wash hand basin, lavatory, radiator, tiled floor and walls.

### **OUTSIDE**

The property stands in a substantial garden of approximately 0.45 of an acre and is approached from the road via a driveway to a useful carport. The garden is principally to the East and North of the bungalow itself and is mostly set to lawn but includes a small orchard of apple trees, a large, dilapidated garden storage shed and dilapidated summer house. The garden is afforded a high degree of privacy from the road by mature hedging, timber fencing and mature trees.

### **PLANNING CONSENT FOR DEVELOPMENT**

The property is owned on two Titles to include a large section of ground, as identified on the plan above. Outline planning consent was granted in 2014 for three dwellings to be constructed on the land. This was renewed in 2017 for a further period of three years. This planning consent has now lapsed but can be viewed on Monmouthshire County Council's planning portal under references DC/2014/00550 and DC/2017/01469. Monmouthshire CC had placed a restrictive covenant and an uplift clause on development of the land, but the covenant and clause are being removed following a process of negotiation with the council.

### **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 to the property.

**Council Tax** | Band F (Monmouthshire County Council)

**EPC Rating** | Band E

**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 not registered with HMLR.

**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, Three, EE, Vodafone indoor coverage  
See <https://checker.ofcom.org.uk/>

**Viewing Strictly by appointment with the Agents**  
T 01873 564424  
E [abergavenny@taylorandcoproperty.co.uk](mailto:abergavenny@taylorandcoproperty.co.uk)

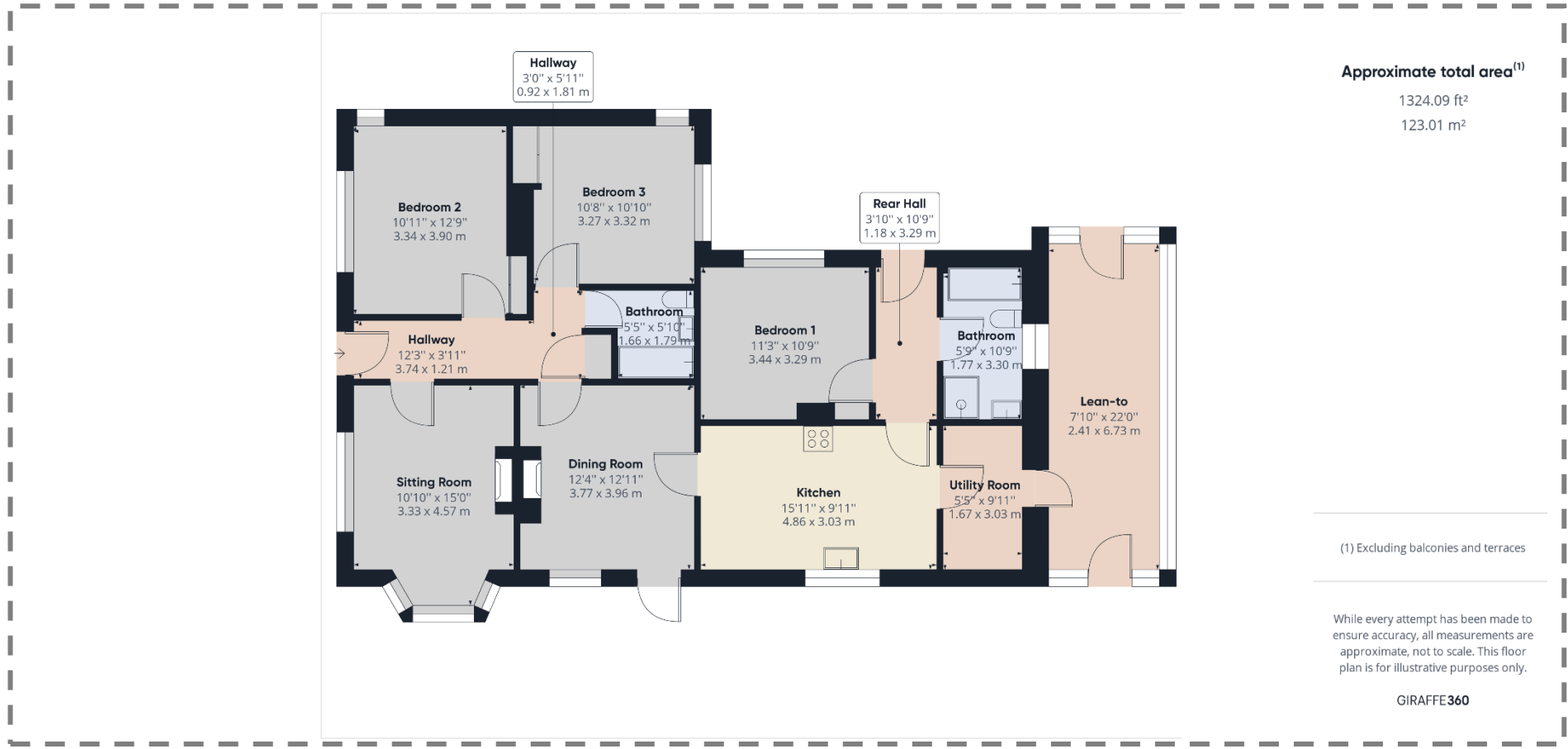
**Reference** AB217

### **SITE PLAN**









**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.