



Estate Agents

Taylor & Co

Abergavenny

Meadway

Abergavenny NP7 6BW

Asking Price
£280,000

Meadway

Abergavenny, Monmouthshire, NP7 6BW

Generously appointed three bedroomed family home | Popular location close to a local parade of shops
Views towards the Deri, the Little Skirrid and the Blorenge | Walking distance to primary and high schools
Two reception rooms | Kitchen / breakfast room and separate utility room
Modern white bathroom suite | Well-tended gardens | Three attached brick-built outbuildings including a gardener's wc
Potential to extend and alter subject to consent | No onward chain

This generously appointed three bedroomed semi-detached family home is beautifully presented for sale and sits in well-tended gardens, enjoying a delightful outlook to both front and rear aspects with long distance views towards the Deri, the Little Skirrid and the Blorenge.

In a great location, being within walking distance to a local parade of shops and both primary and high schools, this extended property is neutrally decorated throughout and has two connecting reception rooms with French doors from the dining room opening into the rear garden. From the dining room, a door leads to an adjoining kitchen / breakfast room, plus the separate utility room giving access from the side of the house to both the front and rear gardens. To the first floor, the three bedrooms, two double and one single, are served by a modern white bathroom suite to include an electric shower over the bath.

A well-planted rear garden benefits from three attached brick-built outbuildings with plumbing installed for a gardener's wc, in addition to a workshop and garden store. This home has a good layout, but it equally lends itself to alteration and adaptation to suit. Available to the market with no forward chain, the property will suit families ready to move.

SITUATION | This family home is in a popular residential location within walking distance of a local parade of shops and several schools at primary level as well as the town's high school, King Henry VIII.

Enjoying a landscape rich in beauty and history, the town centre boasts a comprehensive range of shopping and leisure facilities, including a wide selection of boutique style shops, grocery and newsagent stores, supermarkets, including a large Waitrose with Home section and many well-known high street shops. Abergavenny also hosts a farmers' market several times a week as well as having its own cinema, theatre, and leisure centre, plus several restaurants for evening entertainment. Culturally important, local events of national and international significance include the Abergavenny food festival, the Green Man music festival and the Hay festival of literature, with other regular events taking place throughout the year.

The area is frequented by outdoor pursuits and sports enthusiasts with excellent opportunities for hang gliding, pony trekking, canoeing, mountain walking and running. The railway station has regular services into Cardiff (34mins), Bristol and London via Newport (25mins) whilst road links give easy access to the motorway for

Bristol (1hr), Cardiff (1hr), Birmingham, the South West and London and "A" routes for Monmouth, Cheltenham and Brecon.

ACCOMMODATION

ENTRANCE PORCH | Double glazed entrance door with windows to either side and a partly glazed entrance door opening into:

LIVING ROOM | Double glazed window to the front aspect, coved ceiling, decorative stone fireplace with electric fire point, radiator, wood style laminate flooring, staircase to the first floor, understairs storage cupboard. A partly glazed panelled door opens into:

DINING ROOM | Double glazed French doors opening into the garden, coved ceiling, wood style laminate flooring, radiator. A partly glazed panelled door opens into:

KITCHEN / BREAKFAST ROOM | The kitchen is fitted with a range of wall and base units incorporating corner display shelving and a breakfast bar area, contrasting laminate worktops with tiled splashback surrounds, inset sink unit, inset 4 ring electric hob with extractor hood above and oven beneath, space for washing machine, coved ceiling, double

glazed window overlooking the rear garden, tiled floor, radiator, cupboard housing gas central heating boiler (installed 2022), electricity consumer unit. A glazed panelled door opens into:

UTILITY ROOM | A side single storey extension to the house with an obscure window to the side aspect, double glazed doors to the front and rear opening into the garden, worktop with fitted cupboards beneath, space for fridge and freezer, tiled floor.

FIRST FLOOR

LANDING | Coved ceiling, loft access, airing cupboard housing hot water cylinder.

BEDROOM ONE | Double glazed window to the rear aspect with views over the rear garden towards the Deri, radiator.

BEDROOM TWO | Double glazed window to the front aspect with views towards the Little Skirrid and the Bloreng, radiator.

BEDROOM THREE | Double glazed window to the front aspect with views towards the Little Skirrid and the Bloreng, radiator.

FAMILY BATHROOM | The bathroom is fitted with a modern white suite to include a panelled bath with overhead electric shower and folding glass shower screen, wash hand basin, lavatory, frosted double glazed window, radiator.

OUTSIDE

FRONT | The property is set back from the roadside and is approached via a set of steps

which lead to the front door. A paved garden forecourt with raised planted flowerbeds is enclosed by wrought iron railings.

REAR GARDEN | A paved patio adjoins the back of the house with ample room for a table and chairs. A set of steps opens onto a lawned garden with shaped flowerbed borders. The garden is enclosed by close boarded fencing.



The garden benefits from:

ATTACHED OUTBUILDINGS | Three brick-built outbuildings to the rear of the property comprising:

GARDENER'S WC | Lavatory.

GARDEN STORE | Concrete floor.

WORKSHOP | Double glazed window to the front, work bench, concrete floor.



GENERAL

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

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

Council Tax | Band C
(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 WA245284. There are restrictive covenants associated with the property, for further details, speak to the Agent.

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

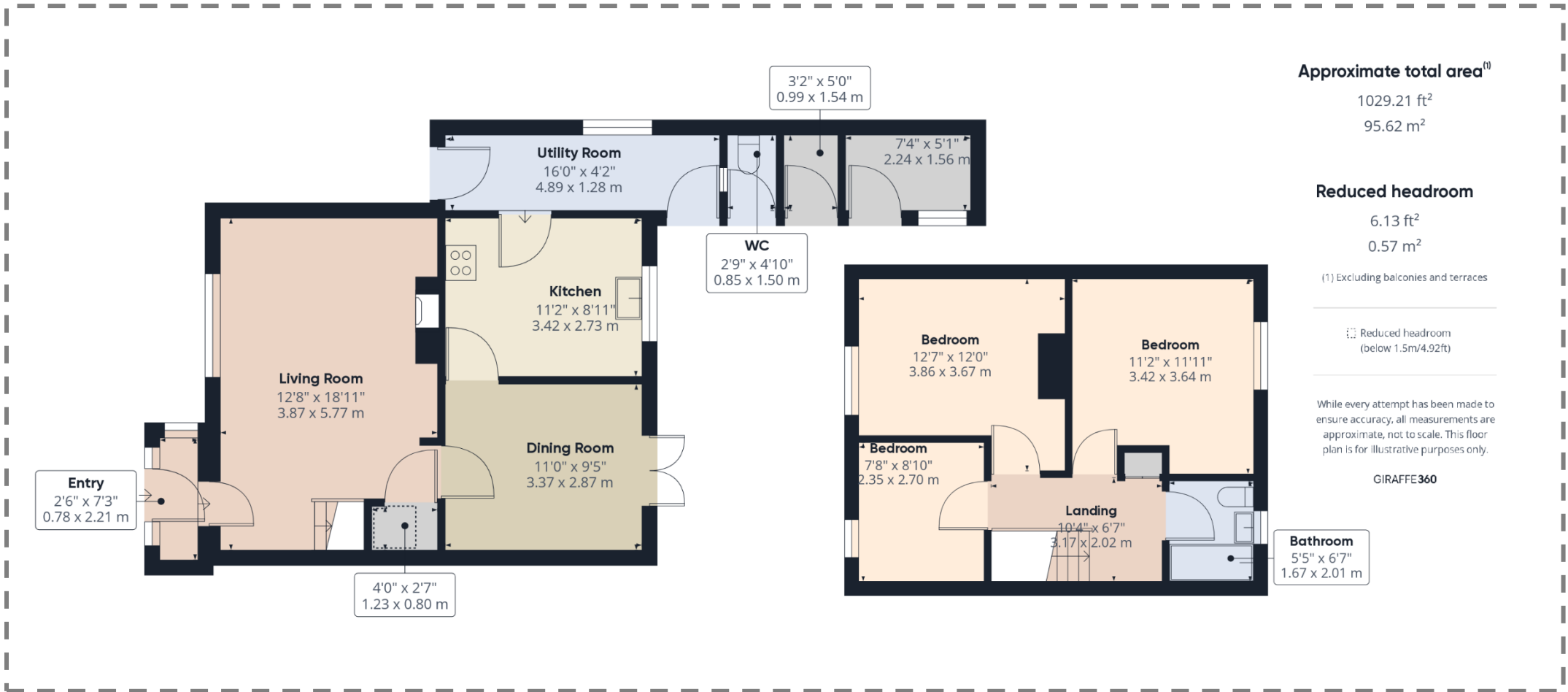
Mobile network | Indoor coverage available from EE, Vodafone, O2 & Three
See <https://checker.ofcom.org.uk/>

Viewing Strictly by appointment with the Agents
T 01873 564424
E abergavenny@taylorandcoproperty.co.uk

Reference AB341







Approximate total area⁽¹⁾

1029.21 ft²
95.62 m²

Reduced headroom

6.13 ft²
0.57 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

PLANS AND PARTICULARS The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. LIG0822 Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of Taylor and Co or the vendor or his solicitor. WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.