



Estate Agents

Taylor & Co

Abergavenny

Plas Derwen View  
Abergavenny NP7 9SX

Asking Price  
£429,950

# Plas Derwen View

## Abergavenny, Monmouthshire NP7 9SX

Perennially favoured location in a mature residential cul-de-sac development | Splendid westerly views to the front towards the Blorenges  
Walking distance to the railway station with the town centre & bus station close-by | Immaculately presented four bedroom family home with two bath / shower rooms  
Excellent road access to Hardwick network for ease of travel out of town to Newport, Cardiff, Hereford & Bristol  
Lounge / diner opening into a large conservatory with views across the landscaped garden | Fabulous kitchen / breakfast room with comprehensive range of cabinets  
Integral garage plus driveway providing parking for several vehicles | Beautifully manicured gardens brimming with an abundance of plants  
Modern gas central heating boiler supplemented by air conditioning units providing cold and warm air

Ideally placed in a perennially favoured mature development within walking distance of the rail and bus stations with Castle and Swan Meadows close-by, is this immaculately presented four bedroomed family home. Offering a neutral and contemporary décor throughout, this stylish home affords splendid westerly views across its landscaped front gardens towards the majestic Blorenges in the distance.

Offering generously sized family living, this beautiful residence has open plan living as well as individual reception spaces making it great for at home entertaining with a dual aspect living room with large bay window connecting through double panelled doors to a dining room, which in turn flows into a triple aspect conservatory. An extended kitchen/breakfast room is brimming with a comprehensive range of cabinets and work surfaces with over counter lighting and lots of space for appliances, plus useful access to an integral garage.

To the first floor, the four bedrooms are served by two bath/shower rooms, one of which is en-suite to the principal bedroom and all of them enjoy views over the gardens, which are thoughtfully planned and landscaped and brimming with low shrubbery and flora.

Other benefits include gas fired central heating, plus supplementary air conditioning units to some rooms providing cool and warm air, parking for several vehicles on an attractive block paved driveway, and a ground floor cloakroom.

**SITUATION** | Within walking distance of this family home are all the services and amenities one would expect of a thriving town centre. Abergavenny boasts a comprehensive range of shopping and leisure facilities, including a wide selection of individual boutique style shops, grocery and newsagent stores, supermarkets, and many well-known high street shops. Abergavenny also hosts a market several times a week in the historic Market Hall which is just a short walk away. The town has its own highly regarded theatre, cinema and leisure centre as well as several restaurants and bistros for evening entertainment. The greater area is served well by schools for all ages in both the private and the state sector.

Abergavenny railway station has regular services into central London via Newport, whilst road links at the Hardwick roundabout give easy access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff. Bus services run to Pontypool, Cwmbran, Cardiff, Brecon, and Monmouth.

### ACCOMMODATION

**ENTRANCE HALLWAY** | Part glazed entrance door with stained glass leaded style light insert, coved ceiling, radiator in decorative grille, quick step wood style flooring, staircase to the first floor with useful understairs recess area.

**CLOAKROOM** | Lavatory, wash hand basin set into vanity unit, frosted double glazed window.

**From the hallway a set of glazed double doors open into:**

**DUAL ASPECT LIVING ROOM** | Double glazed bay window with leaded lights to the front aspect overlooking the garden with a superb view towards the Blorenges, coved ceiling, further double glazed window to the side aspect, contemporary fireplace with gas fire within, continued wood style flooring, vertical radiator.

**A set of double doors opens into:**

**DINING ROOM** | Coved ceiling, serving hatch with contemporary fitted shutters opens to the kitchen, radiator, continued wood style flooring.

**A set of double glazed doors opens into:**

**CONSERVATORY** | Pitched polycarbonate roof covering, glazed windows to three sides with fan openers, a set of double glazed doors opens into the garden, air conditioning unit, power.

**KITCHEN / BREAKFAST ROOM** | A fabulous entertaining space, the kitchen is fitted with a range of units in a shaker style finish with complementary door furniture to include a comprehensive selection of drawers and cupboards plus glazed display



cabinets, extensive wood style worktops with over counter lighting, inset one and half bowl sink unit, space for a range style cooker currently housing a Stove Range with a seven burner hob with griddle and extractor hood above, plus three separate ovens and a grill to include a multi-functional oven, fan oven and a slow cooker, space for washing machine, dishwasher and fridge, breakfast area with ample room for a table and chairs, double glazed window to the garden, double glazed French doors opening onto the patio, radiator, coved ceiling, integral door to the garage, access to a useful loft space.

### **FIRST FLOOR**

**LANDING** | Double glazed window to the side aspect, loft access, airing cupboard housing hot water cylinder with time control unit.

**BEDROOM ONE** | Double glazed window to the rear aspect overlooking the garden, fitted bedroom furniture to include a wardrobe, dressing table and chest of drawers, radiator, wall mounted air conditioning unit, wood style flooring. A door opens into: -

**EN-SUITE SHOWER ROOM** | Shower cubicle, lavatory, wash hand basin set into vanity unit, inset spotlights, extractor fan.

**BEDROOM TWO** | Double glazed window with leaded lights to the front aspect with a splendid view towards the Blorenges, radiator, wall mounted air conditioning unit, wood style flooring, fitted wardrobes.

**BEDROOM THREE** | Double glazed window with leaded lights to the front aspect enjoying a westerly view towards the Blorenges, radiator, wood style flooring.

**BEDROOM FOUR** | Double glazed window to the rear aspect overlooking the garden, radiator in decorative grille, wood style flooring, fitted wardrobes.

**FAMILY BATHROOM** | A generously sized bathroom fitted with a white suite to include a panelled bath with overhead shower attachment, lavatory, wash hand basin, frosted double glazed window, inset spotlights, ladder towel radiator, tiled floor.

### **OUTSIDE**

**FRONT** | The property is set back from the roadside and is approached via a curved block paved driveway which provides off street parking for several vehicles and leads to the garage.

The garden is beautifully arranged with a large shaped shingled display area encompassing a central circular display area hosting specimen plants with stepping stone surround and manicured flowerbed borders. The driveway leads to the front door.

**INTEGRAL GARAGE** | Up n over door, wall mounted Vaillant gas central heating boiler (installed 2019), electricity consumer unit, sink unit, space for fridge, freezer and tumble dryer.

**REAR GARDEN** | A riven paved patio adjoins the back of the property and provides a delightful outlook over the tiered and thoughtfully planned landscaped garden. The garden is configured by low tiers to maximize the space with each tier linked by stone steps, each brimming to either side by planting, lawns, and plenty of shrubbery.



### **GENERAL**

**Probate sale** | This is a probate sale by order of the Executors and will be subject to a Grant of Probate.

**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 F (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 WA402968. 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 and superfast available.  
See <https://www.openreach.com/fibre-checker>

**Annual Charges** | Annual charge to Plas Derwen Management Company for maintaining the communal grounds of this development. In the current financial year this was £65.

Annual rent payment to Railtrack for private use of the extended garden. In the current financial year, this was £65.

**Mobile network** | 02, Three, Vodafone indoor coverage  
See <https://checker.ofcom.org.uk/>

**Viewing Strictly by appointment with the Agents**  
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**Reference** AB337

















# Floorplan

Estate Agents

# Taylor & Co

Abergavenny



Floor 0

Approximate total area<sup>(1)</sup>  
936.89 ft<sup>2</sup>  
87.04 m<sup>2</sup>

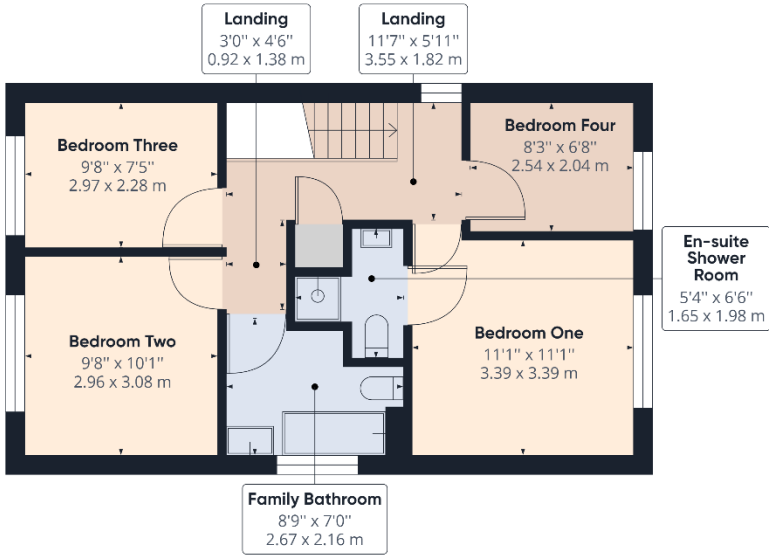
Reduced headroom  
17.45 ft<sup>2</sup>  
1.62 m<sup>2</sup>

(1) Excluding balconies and terraces

(2) 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.

CIRAFFE 360



Floor 1

Approximate total area<sup>(1)</sup>  
499.83 ft<sup>2</sup>  
46.44 m<sup>2</sup>

(1) Excluding balconies and terraces

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CIRAFFE 360

**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.