



Park Street

Abergavenny NP7 5YB

Estate Agents

Taylor & Co

Abergavenny

Asking Price  
£325,000

# Park Street

Abergavenny, Monmouthshire NP7 5YB



Ideal location within walking distance of the town's High Street and schools

A traditionally constructed detached house with attractive stone front elevation

Hallway and Sitting Room with log burner | Remodeled fitted kitchen & utility area | Three bedrooms

First floor bathroom | Mostly double glazed | Gas central heating | Double width driveway and separate detached garage to the side

Well maintained gardens to the front, side and rear | A rare opportunity not to be missed

**A rarely available, traditional, detached property situated in an extremely convenient location less than ¼ mile walk to the popular high street. The property has been sympathetically modernised in recent years and is beautifully presented throughout to include reception hall, sitting room, completely restyled and refitted kitchen plus a useful utility area. On the first floor are three bedrooms and a refurbished family bathroom. Good sized outside space to both front and rear with side access gate plus ample off-road parking and separate detached garage.**

**SITUATION** | This family home enjoys a prime central setting within walking distance of the town centre and within easy access of doctors' and dentist surgeries, Linda Vista Gardens, the cricket ground, tennis and bowls clubs, as well as many country walks including one of the area's most famous peaks, Sugar Loaf Mountain. Just a stone's throw away 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, a Waitrose store, a Tesco Metro 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 several restaurants for evening entertainment.

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.

## ACCOMMODATION

**HALLWAY** | Double glazed entrance door with letter box from the front, patterned quarry tiled flooring, period style modern radiator, staircase to the first floor with storage cupboard beneath, coved ceiling, electric and gas meters.

**SITTING ROOM** | Double glazed window to the front, period style modern radiator, chimney breast with recessed fireplace housing a 'Hamlet' multifuel burner, television aerial point, exposed floorboards, ceiling cornice.

**KITCHEN** | Attractively fitted with a modern range of traditionally styled wall and floor cupboards with contrasting worktop and glazed Belfast sink with mixer tap, partly tiled splashback, large corner pantry cupboard, built in electric oven with four ring halogen hob and glass splashback, small breakfast bar, integrated dishwasher with matching décor panel, tiled floor, inset ceiling downlighters, space for American style fridge/freezer, picture rail.

**UTILITY/DINING AREA** | Double glazed window and entrance door opening to the rear garden, wall mounted 'VIESSMANN' gas fired combination boiler supplying heating and hot water, tiled floor to match the kitchen, inset ceiling downlighters.

## **FIRST FLOOR**

**LANDING** | Incorporating the staircase from the ground floor with carved timber balustrade, small paned timber casement window to the rear, loft access hatch, access to all first floor rooms via period four panel doors with antique style door furniture.

**BEDROOM ONE** | Double glazed window to the rear, modern traditionally styled radiator, chimney breast, picture rail.

**BEDROOM TWO** | Double glazed window to the front, modern traditionally styled radiator, picture rail, chimney breast with alcoves either side one of which is fitted with shelving.

**BEDROOM THREE** | Double glazed window to the front, modern traditionally styled radiator, picture rail.

**BATHROOM** | With steps down from the landing and fitted with a modern traditionally styled white suite with matt black fittings and comprising a panelled bath with thermostatic shower unit with rainfall shower head over, table top sink with concealed plumbing for tap and outlet, low flush toilet with concealed push button dual flush cistern, frosted double glazed window, built in storage unit, tiled floor, ladder style radiator/towel rail.

## **OUTSIDE**

**FRONT** | Matching brick front boundary wall and double width gravelled driveway to the

side, level lawn and side entrance gate alongside the garage.

**GARAGE** | With up and over door from the driveway.

**REAR** | An enclosed garden adjoining the former Park Street School and enclosed on all sides including a small lawn, gravel and timber deck sitting area, garden store with plumbing for washing machine, electric and light.

## **GENERAL**

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

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

**Council Tax** | Band E (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 registered with HMLR, Title Number CYM684683. We are 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** | EE & O2 likely, limited Vodafone & Three indoor coverage

See <https://checker.ofcom.org.uk/>

**Viewing Strictly by appointment with the Agents**

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**Reference** AB380





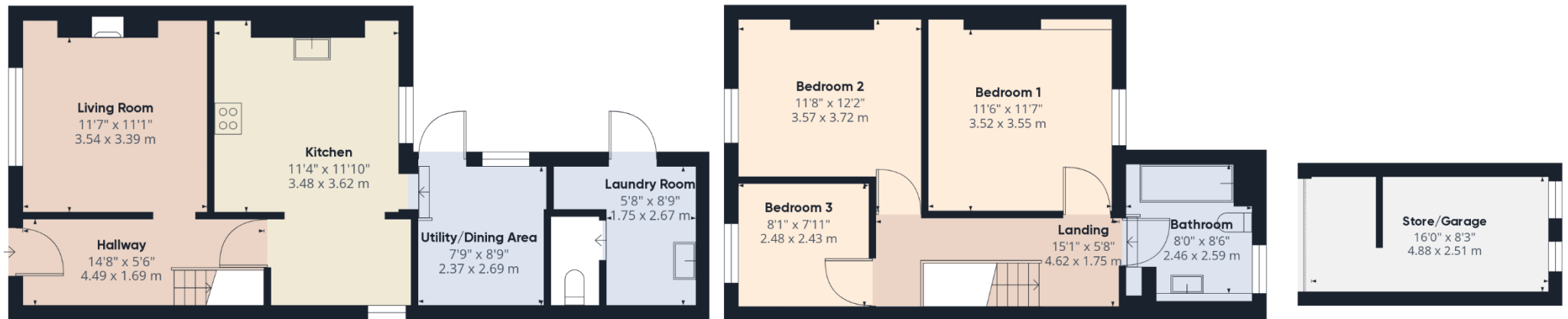


# Floorplan

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Abergavenny



## Approximate total area<sup>(1)</sup>

1142.48 ft<sup>2</sup>

106.14 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**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.