

Estate Agents

Taylor & Co

Abergavenny

Commercial Street
Abergavenny NP7 5DY

Asking Price
£575,000

Commercial Street

Abergavenny, Monmouthshire NP7 5DY

Handsome four / five bedroomed link detached period home | Walking distance to the town centre, Cantref primary school and country walks
Three reception rooms | Kitchen / breakfast room | Utility room | Ground floor study / bedroom five with door to outside
Principal bedroom with large four-piece ensuite bathroom | Family bathroom with Victorian style roll top bath and ground floor shower room
Mountain views over sun terrace and garden to the front | Off road parking with potential to create more spaces
GARAGE available by separate negotiation | Energy efficient home with solar panels fitted to roof | No forward chain

This handsome double fronted period property dates from the mid 1800's and has been extended from its original form into a hugely appealing modern family home of approximately 1783 sqft (165 sqm). Stone dressed and accompanied by attractive arched windows, this generously appointed and well-proportioned home enjoys splendid views over the surrounding mountains of Abergavenny and has four bedrooms, three large reception rooms, a kitchen with dining space, utility room and a home office with a door connecting to the outside. For versatile living, there are bath/shower suites on both floors and with energy efficiency in mind for a large home, the property has been fitted with solar panels and a modern boiler which is about four years old, in addition to double glazed sash style windows.

Entered through a central hallway with a large feature oak door with leaded light detailing, there is a good flow to the house with several of the rooms being dual aspect with a neutral décor and oak flooring running throughout. The spacious hallway provides access to two receptions rooms to either side with an open plan lounge/diner leading into a Shaker style kitchen/breakfast room with a comprehensively fitted utility room to the side. To the other side of the hallway, sitting behind a dual aspect living room, a study has the useful benefit of a door opening to the outside, but equally, this room could be utilised as a bedroom as there is a shower suite adjacent.

To the first floor, the four bedrooms, three of which are doubles, are presented with attractive pine

floorboards and afford distant views of the scenic hillside beyond. The principal bedroom has a great size four piece en-suite whilst the remaining bedrooms are served by a family bathroom suite with a free standing Victorian style bath.

Outside, this family home has a long garden which is predominantly lawned and a sun terrace to the front and side of the house. There is currently parking for one vehicle, but the vendor of this house also owns the neighbouring property, over which this one has a right of access over the drive, has drawn up plans to create four additional parking spaces if required, at the new owner's cost. The garage is available to purchase by separate negotiation.

SITUATION | This fabulous period property 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 the River Usk and the Monmouthshire & Brecon Canal.

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, Newport and Cardiff.

ACCOMMODATION

ENTRANCE HALLWAY | Oak framed entrance door with inset leaded light panes and a crescent fan light window above, coved ceiling, oak flooring, staircase to the upper floor with under stairs storage cupboard, radiator.

DUAL ASPECT LIVING ROOM | Twin arched double glazed sash style windows to the front aspect offering a view towards the Skirrid Fawr and the Deri, coved ceiling, wall light points, fireplace, two radiators, double glazed window to the side aspect, oak flooring.

DUAL ASPECT LOUNGE / DINER | Twin arched double glazed sash style windows to the front aspect with a view towards the Skirrid Fawr and the Deri, double glazed window to the rear, coved ceiling, wall light points, wall mounted electric fire, two radiators, oak flooring. A set of glazed panelled doors opens into:

DUAL ASPECT KITCHEN / BREAKFAST ROOM | The kitchen is fitted with a range of wall and base level cabinets in a beech shaker style finish with

complementary brushed chrome door furniture, granite worktops with matching upstands and tiled splashbacks, inset double bowl sink unit with carved drainer, inset four ring hob with extractor hood above, eye level Miele double oven, integrated Bosch dishwasher and integrated fridge, tray space, double glazed French doors to the front with a view towards the Skirrid Fawr and the Deri, coved ceiling, two radiators, oak flooring, double glazed window to the side aspect. An archway opens into:

UTILITY ROOM | Fitted with matching kitchen cabinets, laminate worktops with upstands, space for washing machine and tumble dryer, space for full height fridge/freezer, wall mounted Vaillant gas central heating boiler, double glazed windows to the side and rear aspects with a view towards the Little Skirrid, oak flooring, double glazed door to the garden.

GUEST BEDROOM / STUDY | Double glazed door opening to the side of the house, coved ceiling, radiator, oak flooring.

SHOWER ROOM | Fitted with a white suite to include a shower cubicle with electric shower mixer within, lavatory, wash hand basin, ladder towel radiator, shaver point, coved ceiling, oak flooring, frosted double glazed window.

FIRST FLOOR

BUTTERFLY LANDING | Access to loft.

BEDROOM ONE | Twin and single double glazed arched sash style windows to the front aspect with a view towards the Little Skirrid, Skirrid Fawr and the Deri, coved ceiling, radiator, pine floorboards. Door to:

FOUR PIECE EN-SUITE BATHROOM | Fitted with a white suite to include a panelled bath, shower enclosure with electric shower within, wash hand basin, lavatory, twin frosted double glazed windows to the side aspect, coved ceiling, shaver point, ladder towel radiator, pine floorboards.

BEDROOM TWO | Twin double glazed arched sash style windows to the front aspect with a view towards the Little Skirrid, Skirrid Fawr and the Deri, coved ceiling, loft access, radiator, pine floorboards.

BEDROOM THREE | Double glazed window to the side aspect, radiator, pine floorboards.

BEDROOM FOUR | Double glazed window to the rear aspect with a view towards the Bloreng, radiator, pine floorboards.

FAMILY BATHROOM | Fitted with a white suite to include a freestanding roll top Victorian style bath with overhead shower attachment, lavatory, wash hand basin, frosted double glazed window, ladder towel radiator, pine floorboards.

GARDENS | The property is approached via a driveway owned by the neighbouring house and over which Rosehill has a right of access. The gardens are mainly to the front of the house and are predominately lawned with a sun terrace to the front and side of the property.

The vendor has obtained planning consent to construct a four bay parking area to the front of the property, the design and further details of which are shown in the accompanying diagram. It would be up to the new owner of the property to undertake these works. The vendor will however be erecting either hedging or fencing at her cost to provide privacy between the two properties. The gardens feature a weeping willow and a silver birch tree and are enclosed to the front by mature hedging and stone walling. **The owner is willing to include the garage with this sale via separate negotiation.**

GENERAL

Reference AB407

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

Buyer Note | The vendor of this property also owns the neighbouring house and drive over which Rosehill has a right of access. A new Freehold Title will need to be registered with HMLR as part of the conveyancing process using a new boundary plan, the detail of which is available from the Agent. The vendor will submit the plan and will be liable for the cost of this registration.

Restrictive Covenants | A new restrictive covenant will be levied stating that a new dwelling may not be constructed in the garden during the lifetime of the current vendor.

Services | Mains gas, electric, water and drainage are connected to the property. Solar panels are fitted to the rear of the roof and were installed approximately 13 years ago. They currently generate and income for the owner.

Council Tax | The property is not currently assessed for council tax as it is used for holiday letting purposes. The local authority is Monmouthshire County Council.

EPC Rating | Band C

Flood Risk | No flood risk from rivers or surface water according to Natural Resources Wales.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. Refer to Monmouthshire Planning.

Broadband | Standard Ultrafast and superfast available. According to Ofcom.

Mobile network | 02 and EE likely indoor coverage Three and Vodafone limited indoor coverage. According to Ofcom.

Viewing Strictly by appointment with the Agents

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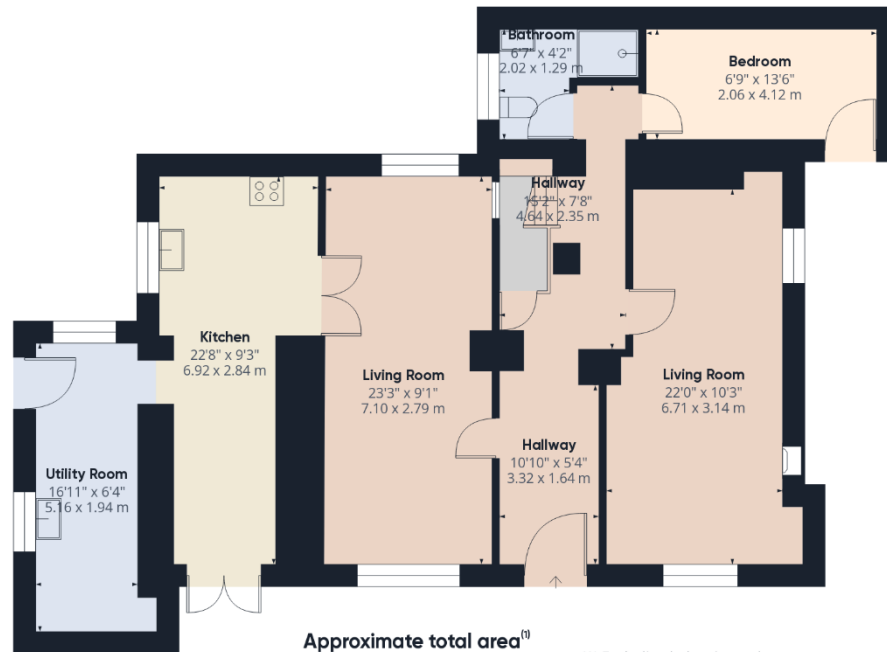


Floorplan

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Approximate total area⁽¹⁾

1783.37 ft²

165.68 m²

Reduced headroom

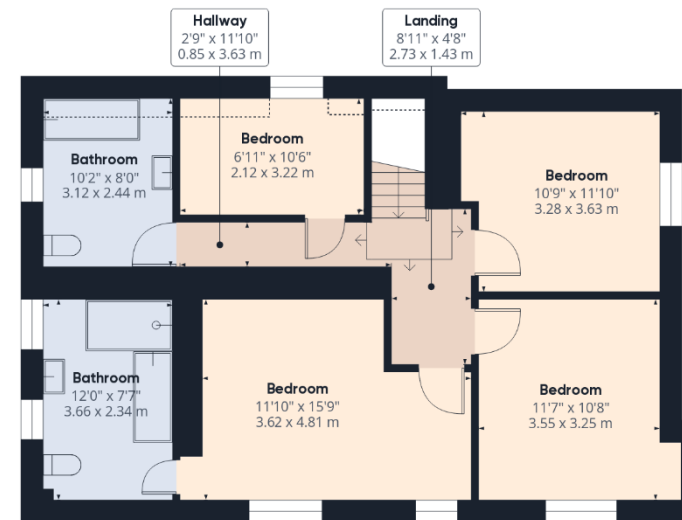
15.26 ft²

1.42 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m



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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.