



Estate Agents

Taylor & Co

Abergavenny

Greystones Crescent
Abergavenny, NP7 6JY

Asking Price
£275,000

Greystones Crescent,

Abergavenny, Monmouthshire NP7 6JY

An attractive three bedroomed semi-detached house with driveway and garage
Cul de sac location in an established neighbourhood with easy access to facilities and the town centre
Requiring some updating but offering a spacious and conventional layout that will appeal to a wide variety of buyers
Entrance porch | Sitting room | Adjoining dining room | Kitchen | First floor shower room | Mostly double glazed
NO ONWARD CHAIN

This appealing, three bedroom semi detached home occupies a quiet location towards the end of a popular cul de sac location and although requiring updating and improvement provides a spacious and versatile layout that would quite comfortably accommodate a family's needs. Constructed with attractive brick elevations under a pitched concrete tiled roof with UPVC fascia's, soffits and rainwater goods the nicely proportioned accommodation includes an entrance porch, sitting room, adjoining open plan dining room and kitchen whilst to the first floor is a landing, three bedrooms and modern shower room. The property is mostly double glazed and benefits from gas central heating provided by a modern combination type boiler. There are gardens to both the front and rear plus a useful driveway and adjoining single garage.

SITUATION | The property is situated towards the northern fringe of the town in a residential setting within the Mardy neighbourhood and provides easy access of the centre of Abergavenny. Local amenities include a convenience store with post office and a highly regarded beauty salon. The area is served by several schools for all ages including the locally favoured Llantilio Pertholey primary school and further afield King Henry VIII high school.

For more comprehensive leisure and shopping amenities, Abergavenny town centre is within walking distance or a local bus service provides easy access to the town with the bus stop for both directions situated a short walk away.

Abergavenny hosts a market several times a week and boasts boutique style shops, grocery and newsagent stores, supermarkets and many well-known high street shops. The town also has its own cinema and leisure centre, as well as several restaurants and bistros for lunchtime and evening entertainment.

The railway station is just over two miles away, providing connecting services to Manchester and central London whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Cwmbran, Cardiff and Merthyr Tydfil.

ACCOMMODATION

ENTRANCE PORCH | Entered from the front via a double glazed door with letterbox, telephone point, coat hooks, internal door to :-

SITTING ROOM | Double glazed window with diamond leaded panes to the front, staircase to the first floor, wall mounted central heating

thermostat, chimney breast housing a carved timber fire surround and electric fire, television aerial point, open plan to :-

DINING ROOM | With large double glazed sliding patio door opening to the rear, radiator.

KITCHEN | A well shaped kitchen with various fitted units incorporating drawers and cupboards, contrasting fitted worktops with tiled splashback, inset stainless steel single drainer sink unit, built in electric oven/grill and four ring gas hob with cooker hood over, space and plumbing for washing machine, double glazed entrance door opening to the side, radiator, double glazed window to the rear.

FIRST FLOOR

LANDING | Incorporating the staircase from the ground floor with timber balustrade, frosted double glazed window to the side, loft access hatch, airing cupboard housing a wall mounted 'Vaillant' gas fired combination type boiler.

BEDROOM ONE | Double glazed window with diamond leaded panes to the front, radiator.

BEDROOM TWO | Double glazed window to the rear, radiator, Sky tv lead and tv ariel lead.

BEDROOM THREE | Double glazed window to the front with diamond leaded panes, radiator, small bulkhead over the staircase.

SHOWER ROOM | Nicely refitted with a modern suite in white with chrome fittings and comprising a curved corner step in shower cubicle with curved sliding doors and Triton T80 electric shower unit, integrated wash hand basin and low flush toilet with concealed push button dual flush cistern, white ladder style towel rail/radiator, frosted double glazed window to the side, wall mounted extractor fan, mirror fronted cabinet with integrated LED lighting.

OUTSIDE

There is an open plan front garden laid principally to lawn with various flowers and bushes, a paved pathway leads up to the front door and a tarmacadam driveway provides off road parking that leads up to the garage.

GARAGE | With up and over door from the driveway, electric points and light, electric meter cupboard, single glazed timber casement window and matching entrance opening to the rear.

The rear garden will require landscaping but is fully enclosed by timber fencing and again is mostly lawned whilst including various flowers, shrubs and bushes. A paved sitting area adjoins the rear of the house and extends around the side to the garage. Outside cold water tap and lighting.

GENERAL

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

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

Council Tax | Band D (Monmouthshire County Council)

EPC Rating | Band C

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

Covenants | The property is registered with HMLR, Title Number WA418253. There are 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. Refer to Monmouthshire Planning.

Broadband | Cooper wire and Fibre to the cabinet. According to Openreach.

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

Viewing Strictly by appointment with the Agents

T 01873 564424

E abergavenny@taylorandcoproperty.co.uk

Reference AB431





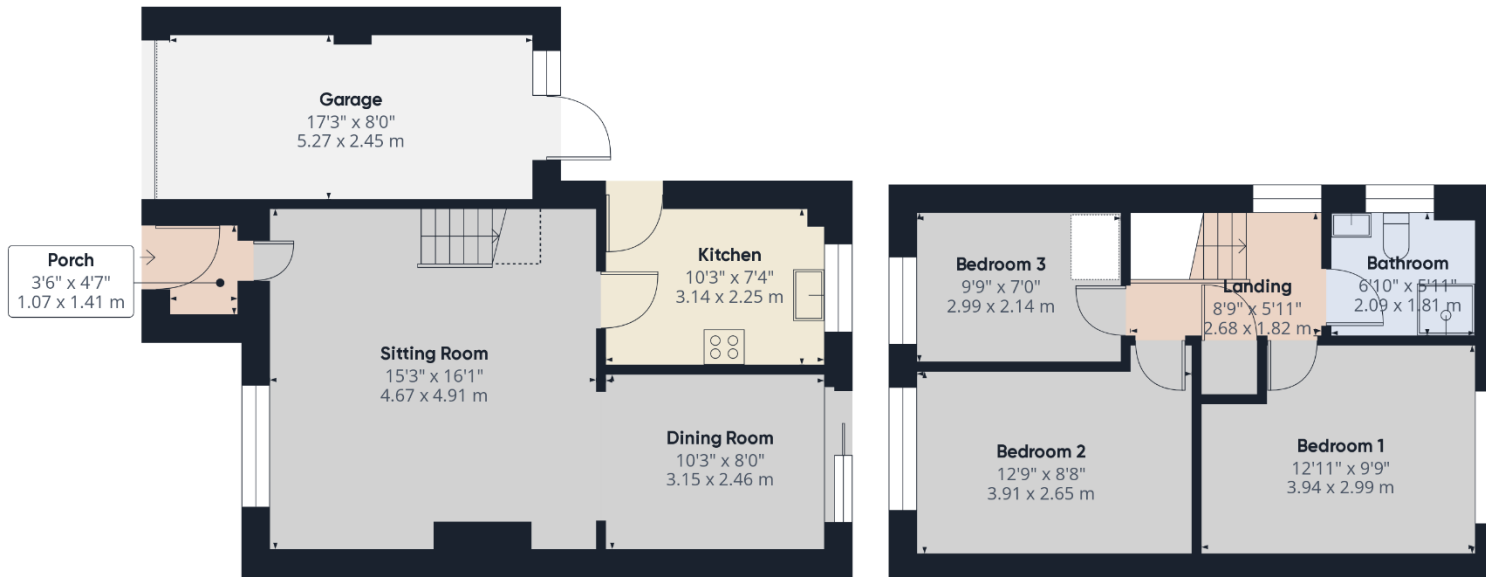


Floorplan

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Approximate total area⁽¹⁾

941.31 ft²
87.45 m²

Reduced headroom
14.32 ft²
1.33 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m



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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.