



Estate Agents

Taylor & Co

Abergavenny

St Teilos Road,
Abergavenny NP7 6HA

Asking Price
£245,000

St Teilos Road,

Mardy, Abergavenny, Monmouthshire NP7 6HA

Three bedroom mid-terrace family home in a popular location | Walking distance to a selection of primary schools and local bus routes
Ideal starter home | Mountain views to the Skirid and the Deri
Shaker style kitchen opening onto the rear garden patio | Generously sized lounge /diner opening into a conservatory
White bathroom suite and ground floor cloakroom | Off street parking | Rear pedestrian access
An opportunity not to be missed

This three bedroomed mid-terrace home enjoys views towards the Skirid and the Deri mountains and is situated in a popular position within walking distance of primary schools and local bus routes. An ideal family home, the property has a generously sized living room with sliding doors opening into a conservatory and a modern shaker style kitchen overlooking the garden. The bedrooms are served by a white bathroom suite in addition to a ground floor cloakroom. The easy to maintain garden has a large timber decked/paved patio and a low maintenance artificial lawned area with a gate opening into a pedestrian lane at the rear. The property also benefits from off road parking space to the front.

SITUATION | This family home is situated in an established residential development within easy access of the centre of Abergavenny. Local amenities include a convenience store with post office, a highly regarded beauty salon and a hairdressers. The area is served by several schools for all ages including the favoured Llantilio Pertholey primary school and 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

HALLWAY | A spacious hallway entered from the front via a composite double glazed door

with matching double glazed side panel, radiator, telephone point, staircase to the first floor.

TOILET | Comprising a low flush toilet and wall mounted wash hand basin with tiled splashback, tiled floor, radiator, frosted double glazed window to the front.

LIVING ROOM | A large double glazed window to the front enjoying an outlook towards the Skirid mountain, two radiators, wall mounted central heating thermostat, sliding double glazed patio door opening to the Conservatory.

CONSERVATORY | Double glazed windows to two sides, double glazed doors opening to the rear garden, mono pitched polycarbonate roof, tiled floor, radiator.

KITCHEN | Fitted with a range of wall and base level units in a cream colour washed shaker style finish to include drawers and storage cupboards, contrasting laminate worktops with tiled splash backs, inset sink unit with mixer tap, space for electric cooker with extractor hood above, space and plumbing

for washing machine, wall mounted BAXI gas central heating boiler, radiator, space for upright fridge/freezer, double glazed window and stable entrance door opening into the rear garden.

FIRST FLOOR

LANDING | Incorporating the staircase from the ground floor, loft access hatch.

BEDROOM ONE | Large double glazed window to the rear enjoying an outlook towards the Deri mountain, radiator.

BEDROOM TWO | Large double glazed window to the front with an outlook towards the Skirid mountain, built in linen cupboard, range of built in wardrobes, radiator.

BEDROOM THREE | Incorporating the bulk head of the staircase, radiator, double glazed window to the front enjoying an outlook towards the Skirid mountain.

BATHROOM | Fitted with a white suite to include a panelled bath with overhead Triton electric shower and glass shower screen, low flush toilet, pedestal wash hand basin, fully tiled walls, two frosted double glazed windows to the rear, white ladder style towel rail/radiator.

OUTSIDE

FRONT | The property is set back from the road by a large open plan driveway/parking area

suitable for two vehicles, timber slatted bin/recycling store, storm canopy.

REAR | The garden is level and fully enclosed by close boarded timber fencing including an entrance gate opening onto a rear footpath. Mixed paved and timber decked sitting areas and low maintenance artificial lawn, outside light, cold water tap and electric points.

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 to the property.

Council Tax | Band C (Monmouthshire County Council)

EPC Rating | Band TBC

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

Covenants | The property is registered with HMLR, Title Number CYM84985. 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 | Full fibre broadband, fibre to the cabinet and copper wire connection available. According to Openreach.

Mobile network | Three and O2 likely indoor coverage. According to Ofcom.

Viewing Strictly by appointment with the Agents

T 01873 564424

E abergavenny@taylorandcoproperty.co.uk

Reference AB436





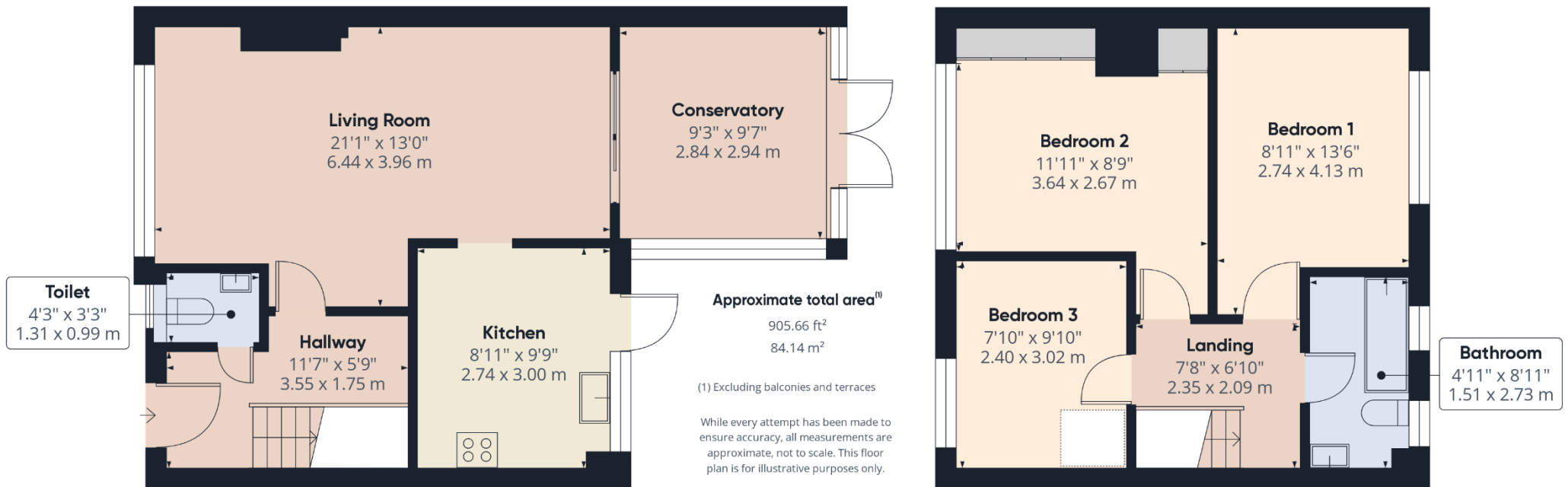


Floorplan

Estate Agents

Taylor & Co

Abergavenny



Approximate total area⁽¹⁾

905.66 ft²

84.14 m²

(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 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.

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.