



Estate Agents

Taylor & Co

Abergavenny

Blorengce Terrace

Llanfoist, Abergavenny NP7 9NP

Asking Price
£240,000

Blorenge Terrace

Llanfoist, Abergavenny, Monmouthshire NP7 9NP

Charming middle terraced cottage | Popular and convenient village location just over a mile from the town centre

Open plan living room and traditionally styled fitted kitchen

Two bedrooms plus first floor bathroom | Gas central heating and double glazing

Deceptively large rear garden with two garden sheds and a view of the Blorenge

NO CHAIN

This two bedroom middle of terrace cottage boasts a large open plan lounge/kitchen diner and good sized first floor family bathroom. The property has been well maintained and would be an ideal first-time home or an ideal investment opportunity.

SITUATION | Situated within walking distance of the Waitrose Superstore with John Lewis at Home section, Castle Meadows, the Brecon to Monmouthshire Canal and the River Usk plus easy access of road links the railway station, bus station and the national road network, this charming cottage is situated just over a mile from the centre of Abergavenny. The area is particularly well served with schools for all ages, including the highly regarded Llanfoist Fawr Primary School and for secondary education, King Henry VIII can be found in the centre of town.

The area is internationally favoured as a foodie haven as well as an ideal base for professional and amateur leisure pursuits. For those seeking longer walks, there are pathways leading to the summit of Blorenge Mountain from which colourful hang gliders may be observed. For comprehensive leisure and shopping amenities, the town centre boasts many individual

boutique style shops, eateries and restaurants, grocery and newsagent stores, supermarkets 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 eateries for evening entertainment. Abergavenny railway station is approximately two miles away whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Cwmbran, Cardiff, and Merthyr Tydfil and further afield to the M4 and the Midlands.

ACCOMMODATION

ENTRANCE PORCH | Entered from the front via a double glazed entrance door and matching double glazed window, attractive mosaic tiled floor, double glazed internal door to:

LIVING ROOM | Large double glazed window to the front with fitted venetian blind, two radiators, open tread staircase to the first floor with carved timber balustrade, coved ceiling with inset downlighters, wood effect laminate flooring, open plan to:

KITCHEN | Attractively fitted with a modern, traditionally styled range of base and wall units with contrasting roll edge worktops incorporating matching breakfast bar and inset stainless steel double circular bowl sink units with mixer tap, space for slot in gas cooker, coved ceiling, tiled floor, double glazed window and matching entrance door opening to:

UTILITY AREA/CONSERVATORY | With hipped conservatory roof and door opening to the rear garden, plumbing for washing machine, cream porcelain floor tiles, radiator.

FIRST FLOOR

LANDING | Incorporating the staircase from the ground floor with carved timber balustrade, shallow high level double glazed window allowing natural light onto the landing.

BEDROOM ONE | Double glazed window to the front with fitted venetian blind, radiator, loft access hatch.

BEDROOM TWO | Double glazed window to the rear, radiator, built in airing cupboard housing a wall mounted gas fire combination boiler supplying heating and hot water.

BATHROOM | Fitted with a modern suite in white with chrome fittings and comprising a moulded sink with mixer tap and integral worktop with tiled splashback, low flush toilet with concealed push button dual flush cistern, moulded corner bath with air jets (x8) and Mira electric shower unit over, fully tiled around the bath, chrome ladder style radiator, wall mounted extractor fan, shallow high level double glazed window, wall mirror with integrated LED lights.

OUTSIDE

FRONT | A small enclosed paved forecourt with step down to the front entrance door.

REAR | From the house a short flight of semi-circular stone steps lead onto the garden which is initially gravelled with a small paved sitting area and beyond which is a lawn with stepping stone pathway that opens onto a much wider area of the garden including a large paved sitting area enjoying a clear view of the Brecon and including two garden storage sheds and a second larger lawn with the entire garden being enclosed by close boarded timber fencing/mature hedging. The property also enjoys the benefit of a right of way via a gated entrance to the front of the property through the adjoining properties garage.

GENERAL

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

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

Council Tax | Band C (Monmouthshire County Council)

EPC Rating | Band D

Flood Risk | Low flood risk from rivers according to NRW. See <https://flood-risk-maps.naturalresources.wales/>

Covenants | The property is registered with HMLR under title number WA590767 and we are not aware of any restrictive covenants that affect the property.

Broadband | Full fibre to property, fibre to cabinet and copper wire connection available. According to Openreach.

Mobile network | Three, EE, O2 and Vodafone indoor coverage
See <https://checker.ofcom.org.uk/>

Viewing Strictly by appointment with the Agents

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Floorplan

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