



Estate Agents

Taylor & Co

Abergavenny

3 Gladys Place

Llanfoist, Abergavenny NP7 9NH

Asking Price
£350,000

3 Gladys Place

Llanfoist, Abergavenny, Monmouthshire NP7 9NH

An attractive four bedroomed end of terrace family home | Two reception rooms | Sunroom | Dual aspect kitchen
Ground floor cloakroom | Modern four piece white bathroom suite | External laundry room | External cellar area
West facing rear garden with three sun terraces and an insulated garden summer house
Solar panels | On street parking | No connected chain

Village setting on the periphery of Abergavenny with good connectivity to road links and walking paths to the Canal and the Bloreng

This attractive double fronted four bedroomed stone dressed family home sits at the end of a small terrace and enjoys distant hillside views from its generously sized west facing garden. Offered to the market with no connected chain, this well appointed home has two reception rooms, a dual aspect kitchen, and a sunroom with the four bedrooms being served by a four piece modern bathroom suite in addition to a ground floor cloakroom. A garden outbuilding has been converted into an external laundry and the property has the added benefit of an externally accessed cellar area plus an insulated summerhouse at the end of the garden.

The gardens of this handsome property are a particular feature hosting a specimen magnolia tree, camelias and heathers and have been arranged to maximise seating opportunities with three sun terraces and a pathway with clematis clad archway and a small pond opening onto a large entertaining area at the end of the garden.

This home is fitted with solar panels which provide an income to the owners with the radiators around the house being fuelled by gas fired central heating. Parking is on street but there is a tarmacked area to the front of the property which whilst outside the ownership of this property has been utilized as a parking area for several years.

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 Bloreng 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 HALLWAY | Double glazed entrance door with leaded lights inset and a picture window above opens into the hallway, staircase to the first floor with doors either side opening into the reception rooms, wood style flooring, radiator.

LIVING ROOM | Double glazed window to the front aspect with leaded light fan lights, coved ceiling, fireplace with timber mantle and surround and marble hearth (gas point no longer in use) two radiators, wood style laminate flooring. A set of French doors opens into the sunroom.

DINING ROOM | Double glazed bay window to the front aspect, fireplace with stone flagged hearth housing a wood stove effect electric heater, coved ceiling, wall light points wood style laminate flooring, door to rear lobby.

DUAL ASPECT SUNROOM | Enjoying views over the garden, the sunroom has a pitched polycarbonate roof and double glazed windows to two sides, double glazed tilt and turn door opening into the garden, display shelving and fitted storage cabinets, radiator, wood style laminate flooring. A doorway opens into:

DUAL ASPECT KITCHEN | The kitchen is fitted with a range of cabinets with complementary brushed chrome door furniture incorporating a glazed cabinet with display shelving, cookery book shelving and deep pan drawers, contrasting laminate worktops with inset composite sink unit, space for range style cooker with extractor hood above, space for dishwasher, two double glazed windows to the rear and side aspects with views across the garden to the hillside beyond, plinth heaters, opening to the rear lobby.

REAR LOBBY | Double glazed window to the rear aspect, understairs storage cupboard, space for full height fridge/freezer, radiator, wall mounted electricity consumer unit. Door to:

CLOAKROOM | Lavatory, wash hand basin, coved ceiling, extractor fan.

FIRST FLOOR BUTTERFLY LANDING

DUAL ASPECT BEDROOM ONE | Double glazed windows to both the front and rear aspect with delightful views over the garden to the hillside beyond, coved ceiling, fitted wardrobes, wall light point, radiator.

BEDROOM TWO | Double glazed window to the front aspect with leaded light fan lights, coved ceiling, radiator, wall light point.

BEDROOM THREE | Double glazed window to the rear aspect with an outlook over the garden, radiator.

NURSERY/BEDROOM FOUR | Double glazed window to the front aspect with leaded light fan light, coved ceiling.

FOUR PIECE BATHROOM SUITE | The bathroom is fitted with a white suite to include a shower cubicle with electric shower unit, panelled bath with overhead shower, lavatory, wash hand basin, fitted bathroom cabinet, frosted double glazed window, coved ceiling, ladder towel radiator, cupboard housing gas central heating boiler, (approx. 15 years old – with annual service record).

OUTSIDE

FRONT GARDEN | The property is set back from the roadside and is approached via a pathway leading to the front door. The property does not have off street parking but there is a tarmacked area to the front of the house which the owners have used for parking for the last 20 years.

WEST FACING REAR GARDEN | The garden is a particular feature of this family home which enjoys an unusually large outside space. The garden is beautifully presented and has two sun terraces from which at certain times of year when the trees are not in leaf affords distant hillside towards the Black Mountains. A set of steps leads from the sunroom onto a patio with further steps down to a larger shaped patio with plenty of room for seating and dining alfresco with an enviable vista towards the Brecon beyond.



The garden is arranged with lawns and a pathway traversing to the rear encompassing a water feature and through a clematis clad archway, to a further terrace at the rear which hosts an insulated **summerhouse** measuring 13'5 x 9'5. The garden is stocked with a variety of plants including a specimen magnolia tree, camelia, red robin bushes, heathers and lavenders making this a delightful outdoor space to entertain. The garden also benefits from outside water tap. The garden benefits from external power points and a water tap plus:

LAUNDRY OUTBUILDING | Power and lighting, plumbing for washing machine.

CELLAR | Accessed externally.

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 D

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

Covenants | The property is registered with HMLR, Title Number CYM211292. 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 | According to Openreach availability exists for a fibre connection to the house, in addition to fibre connected to the cabinet and a copper wire connection available.

Mobile network | According to Ofcom there is limited indoor coverage.

Viewing Strictly by appointment with the Agents

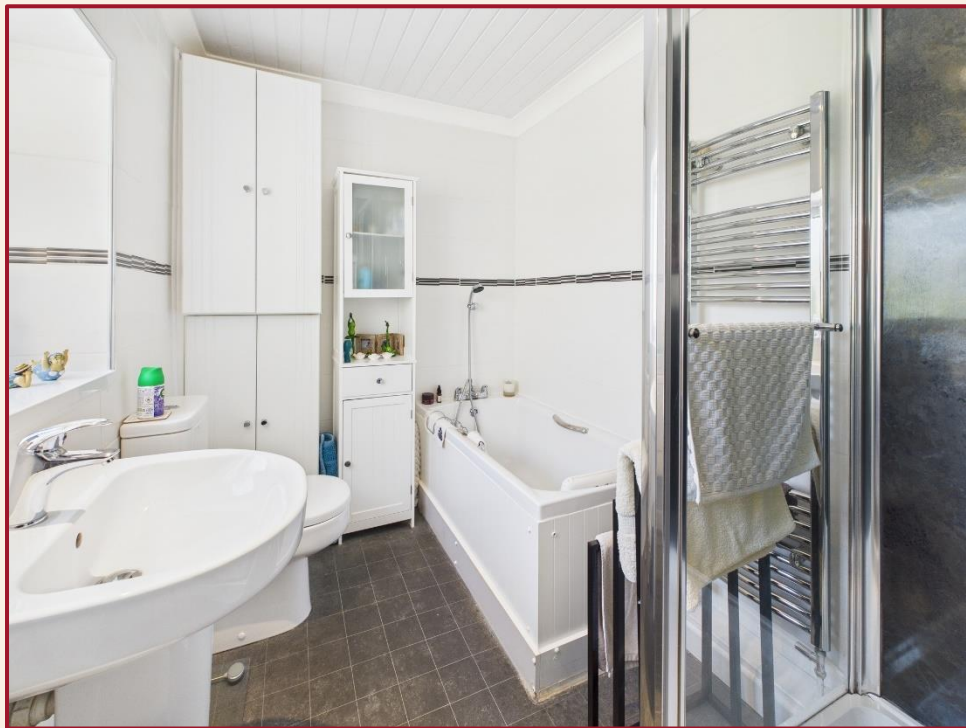
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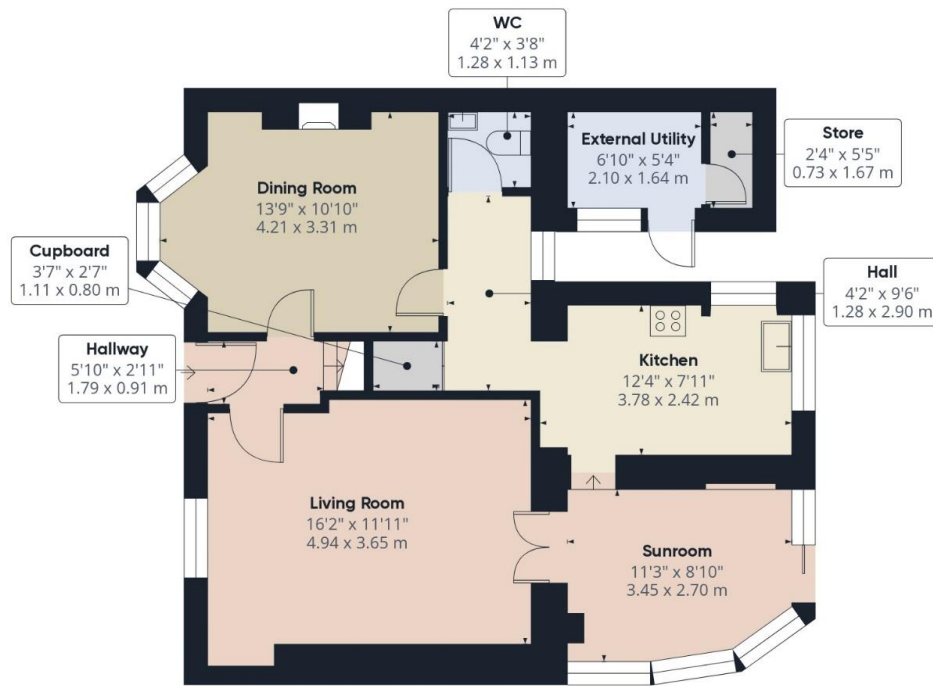


Floorplan

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Floor 0



Floor 1

Approximate total area⁰

1143.12 ft²

106.2 m²

Reduced headroom

8.02 ft²

0.75 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.