



Estate Agents  
**Taylor & Co**  
Abergavenny

Penypound  
Abergavenny NP7 7RW

Asking Price  
**£725,000**



# Penypound,

## Abergavenny, Monmouthshire NP7 7RW

A substantial and extremely versatile detached dormer style house standing in almost ½ acre of beautiful garden  
Three reception rooms | Attractively fitted kitchen with integrated appliances | Lobby/Utility Area with store cupboards | Two ground floor toilets  
Ground floor master bedroom with en suite | Ground floor guest bedroom | Ground floor bathroom  
Two first floor bedrooms one with magnificent balcony taking full advantage of the beautiful view | Family bathroom | large study/hobby room  
Large expansive driveway providing extensive parking facility plus an attached double garage  
Well maintained, mature garden with sunny south westerly facing patio area

**This detached, dormer style, four bedroomed family home sits in attractive wrap around gardens of just under ½ an acre in one of the premier locations within the popular market town of Abergavenny and enjoys an enviable outlook across the town and the Usk Valley towards the majestic Bloreng mountain beyond. This beautifully presented individual home was built during the 1960's and provides spacious, well planned accommodation that comprises an entrance porch and reception hall, sitting room with double sided wood burning stove and bay window, beautiful conservatory, separate dining room, attractively fitted kitchen with integrated appliances, useful utility room and toilet, two ground floor bedrooms one with superb en-suite facility plus a bathroom and separate toilet whilst to the first floor are two further bedrooms one of which enjoys a balcony taking full advantage of the stunning outlook, a further bathroom and an office suite comprising two separate areas useful for home office or hobbies. This is truly an opportunity not to be missed and early viewing is recommended.**

**SITUATION** | The town centre of Abergavenny offers comprehensive leisure and shopping amenities including individual boutique style shops, eateries and restaurants, grocery and newsagent stores, supermarkets, and a plethora of well-known high street shops. The town is particularly well served by schools for all ages at both primary and secondary level and indeed King Henry VIII 3 - 19 school is just a short walk away. The area is internationally favoured as a foodie haven as well as an ideal base for professional and amateur leisure pursuits. There are many sports clubs and activities in the area including rugby, football, tennis, cricket, bowls and swimming and of course, cycling at both an amateur and a professional level can be found close-by. For those seeking long walks, there are pathways leading to the River Usk and the Brecon to Monmouthshire Canal as well as the summit of the Deri and

the Sugar Loaf which are nearby, plus many of the other mountains which surround this historic town.

Abergavenny hosts a market several times a week. The town has its own cinema and leisure centre as well as several venues for evening entertainment. Abergavenny railway station is very accessible with links to Cardiff and Manchester whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Cardiff, Newport and Bristol and further afield to the M4 and the Midlands, plus the A465 linking to Hereford, Merthyr Tydfil and West Wales.

### ACCOMMODATION

**ENTRANCE PORCH** | Double glazed sliding entrance door from the driveway, riven tiled flooring, stained leaded glass door with matching side panels opening into the reception hall.

**RECEPTION HALL** | With woodblock flooring throughout, radiator, wall light, ceiling mounted mains operated smoke alarm, double doors opening to sitting room.

**INNER HALLWAY** | Including three built in storage cupboards, wood block flooring throughout, radiator, ceiling mounted mains operated smoke alarm, double glazed window to the side, staircase to first floor.

**SITTING ROOM** | A spacious, light and airy room including a double-glazed curved bay window to the rear, three radiators, telephone point, television aerial point, double sided wood burning stove with cupboards either side each with moulded plaster niche's over, coved ceiling, glazed sliding doors opening to the conservatory.

**CONSERVATORY** | With a solid flat roof and inset ceiling downlighters, double glazed panes, radiator, marble tiled floor, double doors opening to a rear patio and enjoying a beautiful outlook towards the peak of the Bloreng mountain.

**DINING ROOM** | With oak flooring throughout, radiator, double sided wood burning stove from the sitting room with built in cupboards either side, moulded plaster niche, large built in storage cupboard, double glazed bay window to the side with flat roof and inset ceiling downlighters enjoying a beautiful south westerly aspect with view towards the peak of the Bloreng mountain, glazed internal door opening to the conservatory.

**KITCHEN** | Being attractively fitted with a matching range of floor and wall units incorporating drawers and cupboards with soft touch closers, contrasting polished worktop with tiled splashback and integrated sink with mixer tap, built in five burner gas hob with cooker hood over, built in electric double oven/grill, wine rack, pull out storage unit with extensive racking, integrated dishwasher with matching décor panel, integrated fridge/freezer with matching décor panel, double glazed window to the front, double glazed window to the rear, radiator, inset ceiling downlighters.

**LOBBY/UTILITY AREA** | With quarry tiled flooring throughout, double glazed window to the rear, double glazed entrance door opening to the rear, large cupboard housing a freestanding 'Ideal' gas fired central heating boiler, hot water cylinder and digital central heating timer controls, fitted worktop with inset sink unit and mixer tap, personal doors opening to the front driveway and garage, space and plumbing for washing machine, small lantern style roof window, radiator, large walk in larder cupboard.

**TOILET** | With quarry tiled flooring, low flush toilet, double glazed window to the side.

**MASTER BEDROOM** | Incorporating a range of built in wardrobes with overhead cupboards along one wall, double glazed bay window with inset ceiling downlighters above enjoying a rear aspect, smaller double glazed window with side aspect and view towards the Bloreng, two radiators, television aerial point, ceiling fan and coved ceiling, door to :-

**EN SUITE** | A beautiful en suite facility that is fitted with a modern four piece suite in white with chrome fittings and incorporating a moulded panelled bath with tiled surround, easy access walk in shower area with chrome thermostatic shower unit and attractive low maintenance plastic wall boards, long vanity unit with inset sink and low flush toilet with concealed cistern, tiled floor, radiator, wall mounted extractor fan, chrome ladder style radiator/towel rail, inset ceiling downlighters.

**BEDROOM TWO** | Incorporating a double glazed bay window to the front with inset ceiling downlighters over, radiator, picture rail.

**BATHROOM** | Fitted with a white suite that comprise a panelled bath with thermostatic shower unit/ shower rail and curtain over, pedestal wash hand basin, complimentary tiling around the sanitaryware, electric shaver point, double glazed window with fitted roller blind to the side, chrome ladder style radiator/towel rail.

**TOILET** | Comprising a low flush toilet and corner wall mounted wash hand basin, tiled floor, double glazed window with fitted roller blind to the side, electric heater with thermostatic control.

### **FIRST FLOOR**

**LANDING** | Incorporating the staircase from the ground floor with carved timber balustrade, radiator, ceiling mounted mains operated smoke alarm.

**BEDROOM THREE** | Incorporating a range of built in wardrobes with overhead cupboards along one wall, radiator, double glazed French doors opening onto a small balcony with metal railings and enjoying a stunning south westerly view across the town towards the Bloreng mountain.

**BEDROOM FOUR** | With partly reducing ceiling height, double glazed window to the rear, double glazed 'Velux' roof window to the side, radiator, access to eaves, inset ceiling downlighters.

**STUDY** | A long room split into two to create his 'n' hers study/hobby rooms with reducing ceiling height along its length and including a double glazed dormer window to the front and two double glazed 'Velux' windows also to the front, inset ceiling downlighters, eaves access, two radiators.

**BATHROOM** | Attractively fitted with a modern suite in white with chrome fittings and comprising a 'P' shaped shower bath with glazed shower screen and thermostatic shower unit over, pedestal wash hand basin with mixer tap, low flush toilet with push button dual flush cistern, complimentary tiling around the sanitaryware, tiled floor, double glazed window with fitted roller blind to the side, eaves access, loft access hatch, radiator, wall mounted extractor fan, electric shaver point, chrome ladder style radiator/towel rail.

### **OUTSIDE**

The property stands in just under half an acre of beautifully kept gardens including a wide variety of trees and shrubs and an extensive tarmac driveway & parking/turning area adjoining an attached garage. The property is set back from the road and is screened with mature oak and willow trees behind a stone wall.

**GARAGE** | An attached double garage with remote electrically operated up and over door, power and light plus a double glazed window to the rear and personal door into the Lobby/Utility Area.

The property has been sited to take full advantage of the elevated aspect and views. The screened side garden is laid principally to lawn with established shrubs and a delightful patio area adjoining the conservatory. The entire garden is well screened by established hedging and shrubs. There are 16 solar panels above the garage and kitchen contributing towards the running cost of the property and are owned by the sellers.

### **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 H (Monmouthshire County Council)  
**EPC Rating** | Band C

**Flood Risk** | Low risk from surface water according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Number CYM210979. 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.

**Broadband** | According to Openreach, fibre is connected to the cabinet in this area. There is also a copper wire connection.

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

**Viewing Strictly by appointment with the Agents**

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**Reference** AB455













**Approximate total area<sup>(1)</sup>**

2911 ft<sup>2</sup>  
 270.7 m<sup>2</sup>

**Balconies and terraces**

131 ft<sup>2</sup>  
 12.2 m<sup>2</sup>

**Reduced headroom**

55 ft<sup>2</sup>  
 5.1 m<sup>2</sup>

(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 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.