



Estate Agents

Taylor & Co

Abergavenny

Wyndam Road  
Abergavenny, NP7 6AF

Asking Price  
£379,950



# Wyndam Road,

## Abergavenny, Monmouthshire NP7 6AF

An attractive period style detached house situated in an established residential neighbourhood less than a mile from the town centre  
Versatile accommodation arranged over two floors that will require updating and improvement  
Three reception rooms | Conservatory | Kitchen | Ground floor shower room | Four bedrooms | First floor bathroom  
Double glazed | Gas central heating | Useful large garden workshop and single garage  
A rare opportunity and viewing is highly recommended

**This deceptive four bedroom detached house has been extended in more recent years whilst also benefiting from the addition of a large, versatile workshop and separate single garage accessed from a vehicular lane at the rear. Whilst the property will require updating and improvement it offers versatile accommodation including three reception rooms, plus a conservatory, a ground floor shower room and a first-floor bathroom suite serving the four bedrooms. The bedrooms enjoy views towards the Little Skirrid from the front and towards the Deri and distant Llangattock hillside from the rear; whilst the westerly rear garden which has a rear access gate, also enjoys a view towards the Bloreng.**

**SITUATION** | This family home is situated in a favoured road within walking distance of a local convenience store and Bailey Park and is just  $\frac{3}{4}$  of a mile from the town centre with all the services and amenities that this historic market town has to offer. The area is particularly well served with schools for all ages, including many highly regarded primary schools, a Welsh-medium primary school, and for secondary education, King Henry VIII can be found a short distance away.

The area is internationally favoured as a foodie haven as well as being an ideal base for professional and amateur leisure pursuits. 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 in its famous Market Hall. The town has its own cinema and leisure centre as well as several eateries for evening entertainment. Abergavenny rail 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, Bristol and the Midlands.

### ACCOMMODATION

**HALLWAY** | Entered from the front via a composite double-glazed door with letterbox, staircase to the first floor.

**SITTING ROOM** | Hardwood parquet flooring, large, double-glazed window to the front, radiator, timber fire surround with electric fire, coved ceiling.

**LIVING ROOM** | Hardwood parquet flooring, double glazed window to the front, under stairs storage cupboard, two radiators, telephone point, attractive fireplace and hearth with electric fire, coved ceiling, open plan to: -

**DINING AREA** | Hardwood parquet flooring, double glazed window to the side, coved ceiling, double glazed sliding patio door opening to the conservatory.

**CONSERVATORY** | With hipped polycarbonate conservatory roof insulated on the underside, double glazed windows, double glazed doors opening to the rear garden, laminate flooring, ceiling light.

**KITCHEN** | Fitted with a matching range of base and wall units incorporating drawers and cupboards, fitted roll edge worktops with tiled splash backs, stainless steel single drainer sink unit, built in electric double oven/grill and four ring gas hob with cooker hood over, space and plumbing for washing machine, space for upright fridge/freezer, electric plinth heater, worktop lighting, wall mounted extractor fan, double glazed window to the rear.

**REAR LOBBY** | Tiled floor, double glazed entrance door opening to the rear, wall cupboard housing gas meter, wall mounted 'Vaillant' gas fired boiler supplying heating and hot water, door to shower room.

**SHOWER ROOM** | Coloured mosaic floor tiles and floor drain for the shower, chrome thermostatic shower unit, partly tiled walls, low flush toilet, wall mounted wash hand basin with tiled splash back, radiator, wall mounted extractor fan, frosted aluminum framed double glazed window to the side.

### FIRST FLOOR

**BEDROOM ONE** | Double glazed sash window to the front enjoying a view towards the Skirrid Fawr, radiator, storage recess with cupboard and shelving.

**BEDROOM TWO** | Double glazed sash window to the front enjoying a view towards the Skirrid Fawr, radiator, built in cupboard, coved ceiling.

**BEDROOM THREE** | Step down from the landing, double glazed tilt n turn window to the rear enjoying a view across the town towards Llangattock hillside in the distance, radiator, coved ceiling.

**BEDROOM FOUR** | Radiator, double glazed tilt n turn window to the rear enjoying a view towards the Deri and across the town towards Llangattock hillside in the distance.

**BATHROOM** | Step down from the landing, white suite with chrome fittings comprising a panelled bath with Triton electric shower unit over, low flush toilet, pedestal wash hand basin, frosted

double glazed window to the side, radiator, built in cupboard, towel holder.

**OUTSIDE** | A small fore courted front garden with gated access around both sides of the property and divided from the road by low brick wall with metal railings.

From the rear lobby an open porch gives access onto a good size garden enclosed by mixed hedge borders and including a small lawn, flower and vegetable patch plus access to a large timber workshop (12'6" x 9'6" and 12'6" x 6'2") with double doors from the garden and double doors opening to a vehicular access lane at the rear. At the end of the garden a pedestrian gate opens to a small parking area and access to a separate concrete sectional garage (15' x 10'1").

### 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 F (Monmouthshire County Council)

**EPC Rating** | D

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

**Covenants** | The property is registered with HMLR, Title Number WA356325. We are informed 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 to the premises, fibre to the cabinet and copper wire available. According to Openreach.

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

**Viewing Strictly by appointment with the Agents**  
**T** 01873 564424  
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**Reference** AB435









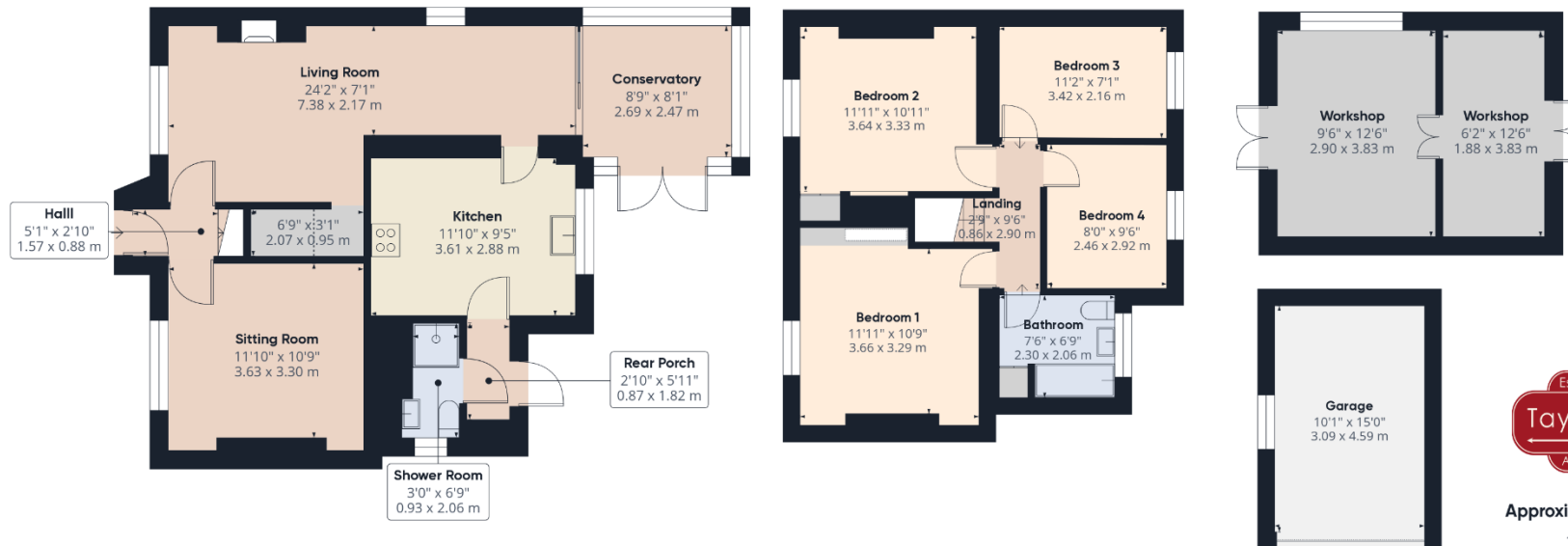


# Floorplan

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(1) Excluding balconies and terraces



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

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

1491.02 ft<sup>2</sup>  
138.52 m<sup>2</sup>

#### Reduced headroom

11.03 ft<sup>2</sup>  
1.02 m<sup>2</sup>

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.