



Estate Agents

Taylor & Co

Abergavenny

Pen Y Pound

Abergavenny, NP7 7RN

Asking Price
£289,950

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Abergavenny, Monmouthshire, NP7 7RN

Two bedroomed detached bungalow | Walking distance of the town centre, Swan Meadows & with rail and bus stations within easy access
Three reception rooms | Kitchen | Two bedrooms | Large three piece bathroom suite
Low maintenance rear garden overlooking brook | Front garden with seating area
Driveway provides off street parking | No connected chain | Ideal home for downsizing

This two bedroom detached bungalow enjoys a town centre setting in the popular Western side of Abergavenny, favoured for its proximity to the primary school, countryside walks and ease of access to the high street and local amenities.

The bungalow provides generously proportioned rooms to include two bedrooms, two reception rooms and a sun room and therefor offers versatile living accommodation. The property benefits from low maintenance level gardens. A driveway area provides essential off road parking facilities.

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 entrance door and frosted windows, polycarbonate roof.

ENTRANCE HALLWAY | Double glazed entrance door and frosted window from the porch, double door storage cupboard, radiator, doors to bedrooms, shower room and living room.

LIVING ROOM | Wooden mantle and surround housing electric fire, coved ceiling, radiator, double glazed French doors to rear porch, double glazed window to front.

REAR PORCH | Two double glazed doors to the rear, double glazed windows overlooking brook, polycarbonate roof.

KITCHEN | Fitted with a range of wooden cabinets comprising integrated fridge/freezer, cupboards and storage drawers, laminate worktops with tiled splashbacks, inset four ring gas hob with extractor hood above and oven beneath, inset sink and drainer unit, space for washing machine, two double glazed windows to side and rear, wall mounted combination boiler, laminate flooring, loft access hatch.

SUNROOM/UTILITY ROOM | Double glazed window to front and double glazed frosted window to side, radiator, laminate flooring, polycarbonate roof, electricity consumer unit.

DINING ROOM/RECEPTION ROOM | Two double glazed French doors open onto front garden, double glazed window to the side aspect,

radiator, laminate flooring, cupboard housing gas meter.

BEDROOM ONE | Double glazed window to the rear overlooking garden and brook, radiator, coved ceiling, fitted storage cupboards.

BEDROOM TWO | Double glazed window to the rear overlooking garden and brook, radiator, coved ceiling.

SHOWER ROOM | A three piece suite comprising step in shower cubicle with electric shower within, lavatory, pedestal wash hand basin, tiled walls, ladder towel radiator, extractor fan, vinyl flooring, double glazed frosted window.

OUTSIDE

FRONT | The property is set back from the roadside and is approached via a tarmac driveway with space for two medium sized vehicles, shrubbery and bushes to one boundary, a raised paved seating area which enjoys the afternoon and evening sun with flowerbed borders.

REAR GARDEN | A small yet low maintenance rear garden, mainly paved with a low timber fence to the brook and variety of shrubbery and bushes to one boundary provides privacy, side access to the front, outside water tap.

GENERAL

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

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

Council Tax | Band D (Monmouthshire County Council)

EPC Rating | Band D

Flood Risk | There is no recorded flood events recorded at this property according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number WA878155. There are restrictive covenants associated with the property, for further details, speak to the Agent.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. According to Monmouthshire County Council.

Broadband | According to Openreach, fibre is connected to the cabinet and a copper connection is available in this postcode area. Their website suggests that a full fibre connection is planned before December 2026.

Mobile network | According to Ofcom, 02 and Three show likely indoor coverage. All network providers show likely outdoor coverage.

Viewing Strictly by appointment with the Agents

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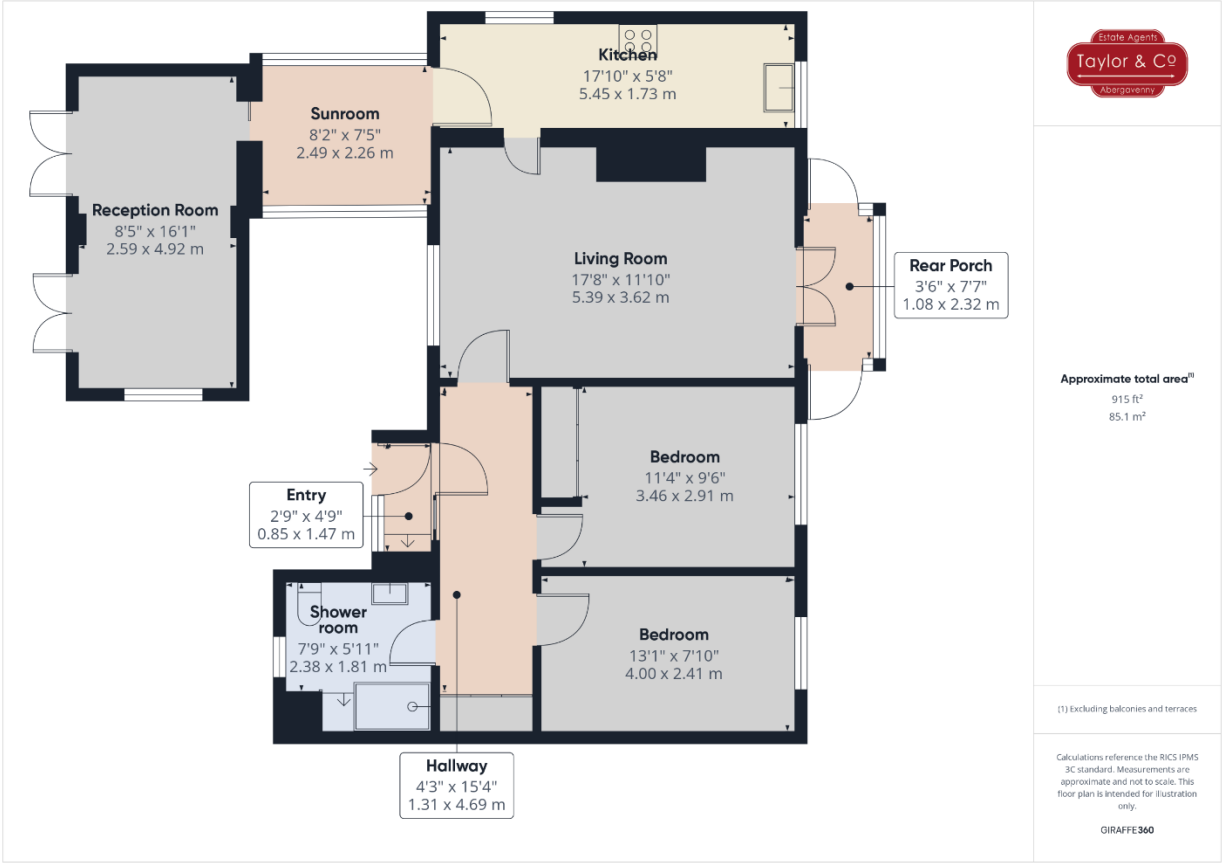


Floorplan

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