



Estate Agents

Taylor & Co

Abergavenny

Croesonen Parc  
Abergavenny NP7 6PF

Asking Price  
£509,950



# Croesonen Parc

## Abergavenny, Monmouthshire NP7 6PF

A substantial, high specification home offering a quality finish and situated in a favoured cul de sac setting

With an impressive open plan kitchen/dining/family area this is a perfect residence for home entertaining

Spacious sitting room with bay window | Groundfloor toilet and cloakroom | Useful Utility Room

Master Bedroom with Ensuite facility | Two further bedrooms & family bathroom on the first floor | Fourth bedroom & bathroom on the second floor

Off road parking | Level, enclosed landscaped rear garden with separate paved and decked patio areas

**This substantial, high spec four bedroom family home enjoys a great position towards the end of the cul de sac on the northern fringe of this hugely popular development, favoured for its excellent road and walking links to schools, parks, open spaces, and the town centre.**

**Finished to an exceptional standard, the accommodation that is quite versatile offers around 1,600 sq ft of accommodation, flowing around a welcoming central hallway flooding the adjoining rooms with natural light and creating a warm, comfortable and hospitable ambience this is a perfect home for entertaining and nurturing a growing family.**

**As well as a relaxing sitting room with large bay window, dining room and cosy family area, there is a fabulous, fitted kitchen with a range of integrated appliances as well as a separate utility room.**

**On the first floor, are three generous bedrooms, the principal bedroom of which is very well proportioned and benefits from an adjoining en suite shower room. The two other bedrooms on this floor are served by a contemporary bathroom suite including a separate bath and shower whilst to the second floor the fourth bedroom is also served by a second smaller bathroom suite.**

**To the front and side there is a tarmac/brick paved driveway providing off street parking facilities and to the rear is an enclosed garden with paved patio, timber decked sitting area and enclosed lawn.**

**SITUATION** | This family home is situated in a favoured residential setting within easy access of the centre of Abergavenny. The historic town centre offers comprehensive leisure and shopping amenities including individual boutique style shops, bistros and restaurants, independent grocery and newsagent stores, supermarkets, and a plethora of well-known high street shops. Abergavenny hosts a market several times a week in its iconic Market Hall which attracts people from far and wide to its Farmers' market. The town boasts its own cinema, theatre, and leisure centre as well as being a sought-after destination as a foodie haven, attracting famous chefs from across the world to its annual Food Festival; there are numerous eateries and gastro pubs in the town and the neighbouring villages providing evening entertainment and culinary delight.

The town is particularly well served by popular schools for all ages at both primary and secondary level with the nearest primary school being within walking distance in a neighbouring road. Schools in the private sector are also accessible and can be found in Monmouth, Hereford, Brecon, and Newport.

The area is an ideal base for professional and amateur leisure pursuits. There are many sports clubs and activities including rugby, football, tennis, bowls, and swimming and of course, cycling at both amateur and professional level, all close-by. For those seeking long walks, there are pathways leading to the River Usk and the Brecon to Monmouthshire Canal as well as to the summit of the Deri, one of the seven mountains that surrounds this historic town, ready to explore and located just a short distance away.

### ACCOMMODATION

**HALLWAY** | Entered from the front via a composite door with double glazed fan light and letter box, staircase to the first floor with storage cupboard beneath, ceiling mounted mains operated smoke alarm and CO2 alarm, large walk in cloaks cupboard with wall mounted 'Ideal' gas fired boiler supplying heating and hot water throughout the property.

**TOILET** | Fitted with a modern suite in white with chrome fittings and including a low flush toilet with push button dual flush cistern, pedestal wash hand basin, ceramic tiled floor, frosted double glazed window to the front, ceiling mounted extractor fan.

**KITCHEN** | An open plan Kitchen/Dining space with the Kitchen being attractively fitted with a modern range of traditionally styled floor and wall units incorporating drawers and cupboards with soft touch closers, contrasting roll edge worktops with matching splashback, inset enamel single drainer sink unit with mixer tap, built in Neff electric double oven/grill and Hisense microwave, Neff four ring halogen hob with cooker hood over, integrated dishwasher with matching décor panel, integrated fridge/freezer also with matching décor panel, plinth and worktop lighting, ceramic tiled floor, double glazed window to the rear, inset ceiling downlighters, open plan to :-

**DINING AREA** | Ceramic tiled floor, radiator, double glazed window to the side, door to utility room, open plan to :-

**UTILITY ROOM** | Fitted floor and wall cupboards, fitted worktop with inset stainless steel sink unit and tiled splashback, radiator, double glazed window and entrance door to the side.

**FAMILY ROOM** | Ceramic tiled floor, radiator, double glazed window to the rear, double glazed patio doors opening to the rear garden.

### **FIRST FLOOR**

**LANDING** | Incorporating the staircase with carved timber balustrade from the ground floor and leading to the second floor, large built in storage cupboard, radiator.

**MASTER BEDROOM** | A large double bedroom with double glazed window enjoying a southerly front aspect with view towards the Blorengge mountain, radiator, loft access hatch, door to :-

**EN SUITE** | An attractive shower room with modern white suite and chrome fittings that comprises a low flush toilet with push button dual flush cistern, vanity wash hand basin unit with mixer tap and storage cupboards beneath, step in shower cubicle with glazed sliding doors and chrome thermostatic shower unit, frosted double glazed window to the side, ceiling mounted extractor fan, chrome towel rail/radiator, walls fully tiled and shower area fitted with attractive waterproof wall boards.

**BEDROOM TWO** | Double glazed window to the rear, radiator, built in double wardrobe.

**BEDROOM THREE** | Double glazed window to the rear, radiator, built in double wardrobe.

**FAMILY BATHROOM** | Fully fitted with a modern four piece suite in white with chrome fittings and including a panelled bath with twin chrome handgrips, corner step in shower cubicle with sliding doors and chrome thermostatic shower unit, low flush toilet with push button dual flush cistern, vanity wash hand basin unit with mixer tap and storage cupboards beneath, frosted double glazed window to the front, wall fully tiled and the

shower area fitted with attractive waterproof wall boards, ceiling mounted extractor fan.

### **SECOND FLOOR**

**LANDING** | A small landing with double glazed 'Velux' roof window and access to all second-floor rooms.

**BEDROOM FOUR** | With partly reducing ceiling height and two double glazed 'Velux' roof windows enjoying a rear aspect with outlook towards the Skirrid mountain, radiator, television aerial point, telephone point.

**BATHROOM** | With partly reducing ceiling height and being fitted with a modern suite in white with short panelled bath and mixer tap with flexi hose shower head attachment, low flush toilet with push button dual flush cistern, vanity wash hand basin unit with mixer tap and storage cupboards beneath, double glazed 'Velux' roof window to the front, chrome towel rail/radiator, wall mounted extractor fan.

### **OUTSIDE**

The property is situated towards the end of a cul de sac and opens onto a tarmac/brick paved driveway leading up to the front door and with gated entrance opening onto a larger brick paved parking area with useful timber garden storage shed. The front garden is set behind an attractive low brick wall and is laid principally to lawn with various mature shrubs and a small box hedge. A side entrance gate gives access to the rear.

From the house the garden opens onto an Indian sandstone paved patio and with a matching paved pathway providing access throughout the garden. The entire garden is level and enclosed by timber fencing and on it's eastern edge includes a raised timber decked sitting area. Other areas of the garden include a lawn with magnificent Weeping Willow, a covered storage/recycling area and a further timber garden shed. There is also outside lighting, electric points and a cold 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 house.

**Council Tax** | Band F (Monmouthshire County Council)

**EPC Rating** | Band B

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

**Covenants** | The property is registered with HMLR, Title Number WA382882. 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. Refer to Monmouthshire Planning.

**Broadband** | Fibre to the cabinet and copper wire connections are available to the property.

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

**Viewing Strictly by appointment with the Agents**

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**Reference** AB475







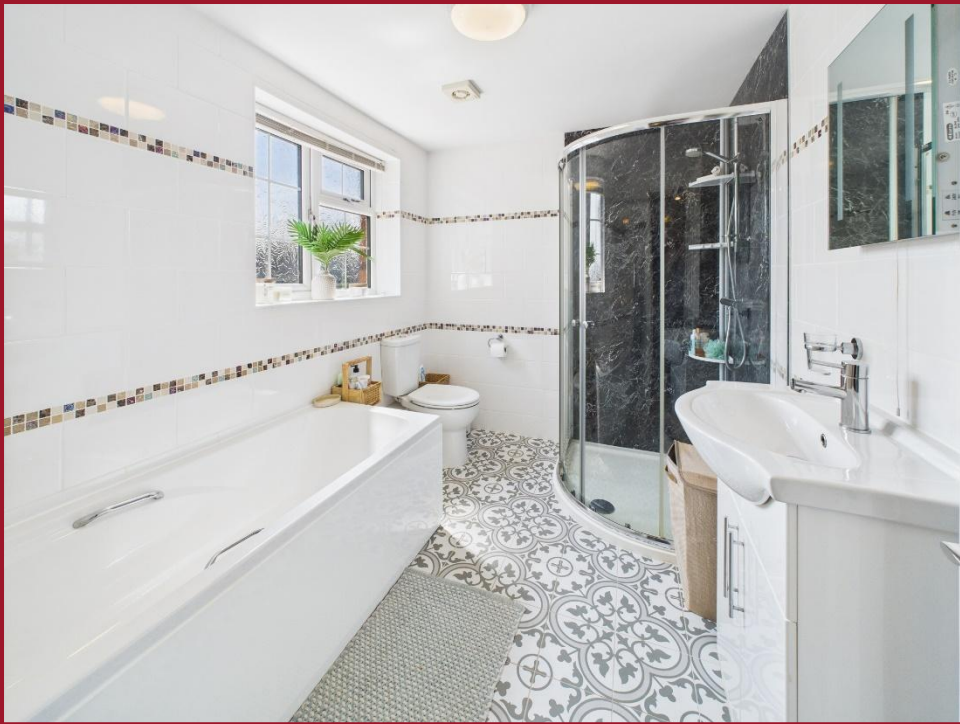












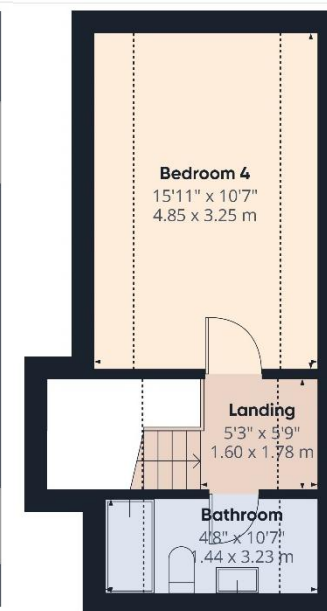
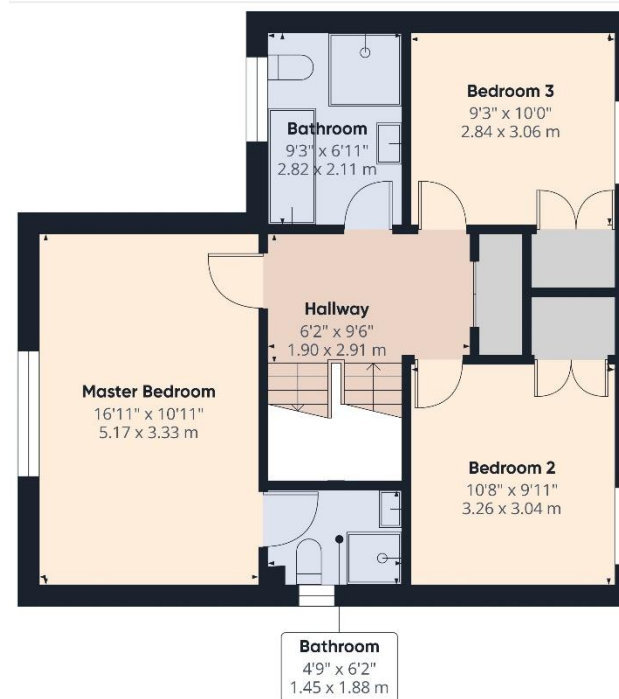
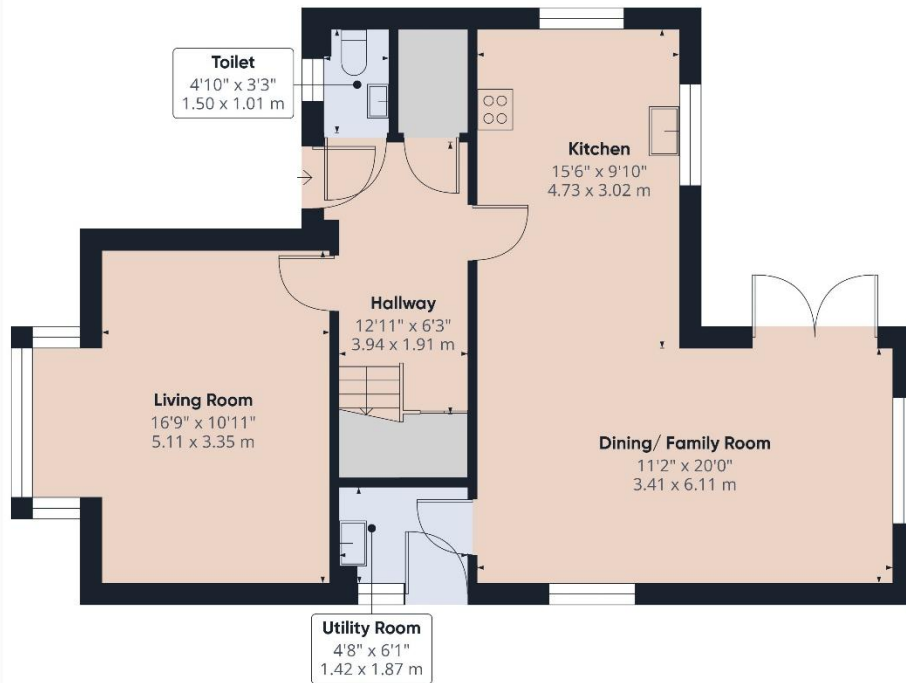


# Floorplan

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## Taylor & Co

Abergavenny



**Approximate total area<sup>(1)</sup>**  
1603 ft<sup>2</sup>  
148.8 m<sup>2</sup>

**Reduced headroom**  
84 ft<sup>2</sup>  
7.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: 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.