



Penyfal Road
Abergavenny NP7 5UB

Estate Agents
Taylor & Co
Abergavenny

Asking Price
£320,000

Penyfal Road

Abergavenny, Monmouthshire NP7 5UB

An attractive three bedroom semi detached house with off road parking requiring some updating and improvement

Situated within a stone's throw of the towns shopping centre and its associated amenities

Reception hall | Ground floor toilet | Sitting room with French doors opening to the rear garden | Separate dining room

Kitchen with fitted units and built in appliances | Three bedrooms | First floor shower Room | Gas central heating

Driveway providing off road parking | Large rear garden | NO ONWARD CHAIN INVOLVED

An attractive, traditionally constructed semi-detached family home that although requiring some updating and modernisation offers considerable potential and is located on a hugely popular residential road in central Abergavenny favoured for its proximity to Bailey Park and the high street both of which are within walking distance.

Enjoying a good size rear garden and with views towards the Bloreng from the front, the property offers good room proportions and an appealing traditional layout with two reception rooms to include a living room, separate dining room, kitchen and useful ground floor toilet off the hallway. On the first floor there are three bedrooms and a shower room. Windows and doors are fitted with double glazed units and heating is provided to radiators throughout the property from a modern combination type boiler.

Outside, there is driveway to the front and large enclosed rear garden.

SITUATION | | Situated in a prime position close to the heart of the historic Monmouthshire town of Abergavenny on the fringes of the Brecon

Beacons and regarded as the Gateway to Wales. The town offers a comprehensive range of shopping and leisure facilities including a wide selection of boutique style shops, complemented by high street names and highly renowned cafes and restaurants. Culturally important, local events of national and international significance include the Abergavenny Food Festival which attracts world famous chefs and writers and many thousands of visitors, the Green Man music festival and the Hay Festival of Literature, other regular events such as cycling competitions take place throughout the year.

See www.visitabergavenny.co.uk for further information.

Abergavenny is home to a Farmers Market and has its own cinema and leisure centre. The railway station has regular services into Cardiff (34mins), Bristol and London via Newport (25mins) whilst road links give easy access to the motorway for Bristol (1hr), Cardiff (1hr), Birmingham, the South West and London and "A" routes for Monmouth, Cheltenham, and Brecon. The local area is well served for schools for all ages in both the private and state sector; Monmouth with its first-class Haberdashers schools, is an easy drive of just 25 mins.

ACCOMMODATION

HALLWAY | Entered from the front via a double glazed door with letter box, double glazed window to the side, radiator, telephone point, wall mounted central heating thermostat, staircase to the first floor with carved timber balustrade and storage cupboard under.

CLOAKROOM | Comprising a low flush toilet, wall mounted wash hand basin, frosted double glazed window to the rear, partly tiled walls.

SITTING ROOM | Double glazed French doors opening to the rear garden, double glazed window to the front, picture rail, radiator, timber fire surround with raised hearth housing a coal/flame effect gas fire.

DINING ROOM | Double glazed window to both the front and side, radiator, picture rail.

KITCHEN | Fitted with a matching range of floor and wall units incorporating drawers and cupboards, built in electric oven/grill and four ring electric hob, fitted worktops with inset stainless steel single drainer sink unit, integrated fridge/freezer, space and plumbing for washing machine, small breakfast bar, radiator, coved

ceiling, double glazed window to the rear, frosted double glazed entrance door opening to the rear.

FIRST FLOOR

LANDING | Loft access hatch.

BEDROOM ONE | Double glazed window to the rear and smaller double glazed window to the front, picture rail, radiator, built in cupboard housing a wall mounted 'Worcester' gas fired combination boiler.

BEDROOM TWO | Double glazed window to the front, radiator.

BEDROOM THREE | Double glazed window to the rear, radiator.

SHOWER ROOM | Comprising a low level easy access and fully tiled shower area with low level folding double doors, shower curtain and 'Mira' electric shower unit. Pedestal wash hand basin, low flush toilet, two frosted double glazed windows to the rear, radiator, wall mounted extractor fan.

OUTSIDE

From the road separate vehicular and pedestrian gates provide access onto a parking space and pathway that leads up to the front entrance and around the side. There is a storm canopy over the front door and the remainder of the garden is laid principally to lawn with flower borders.

From the rear the garden opens onto a small paved area with matching paved pathway and

steps/ramp leading up to the lawn. The entire garden is enclosed by fence/hedge borders and includes a large corrugated garden store plus sided access.

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 D (Monmouthshire County Council)

EPC Rating | Band TBC

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

Covenants | The property is registered with HMLR, Title Number WA394705. 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 | Full fibre to premises, fibre to the cabinet and copper wire connection available. According to Openreach.

Mobile network | 02, Three, EE, Vodafone indoor coverage.

Viewing Strictly by appointment with the Agents

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Reference AB513





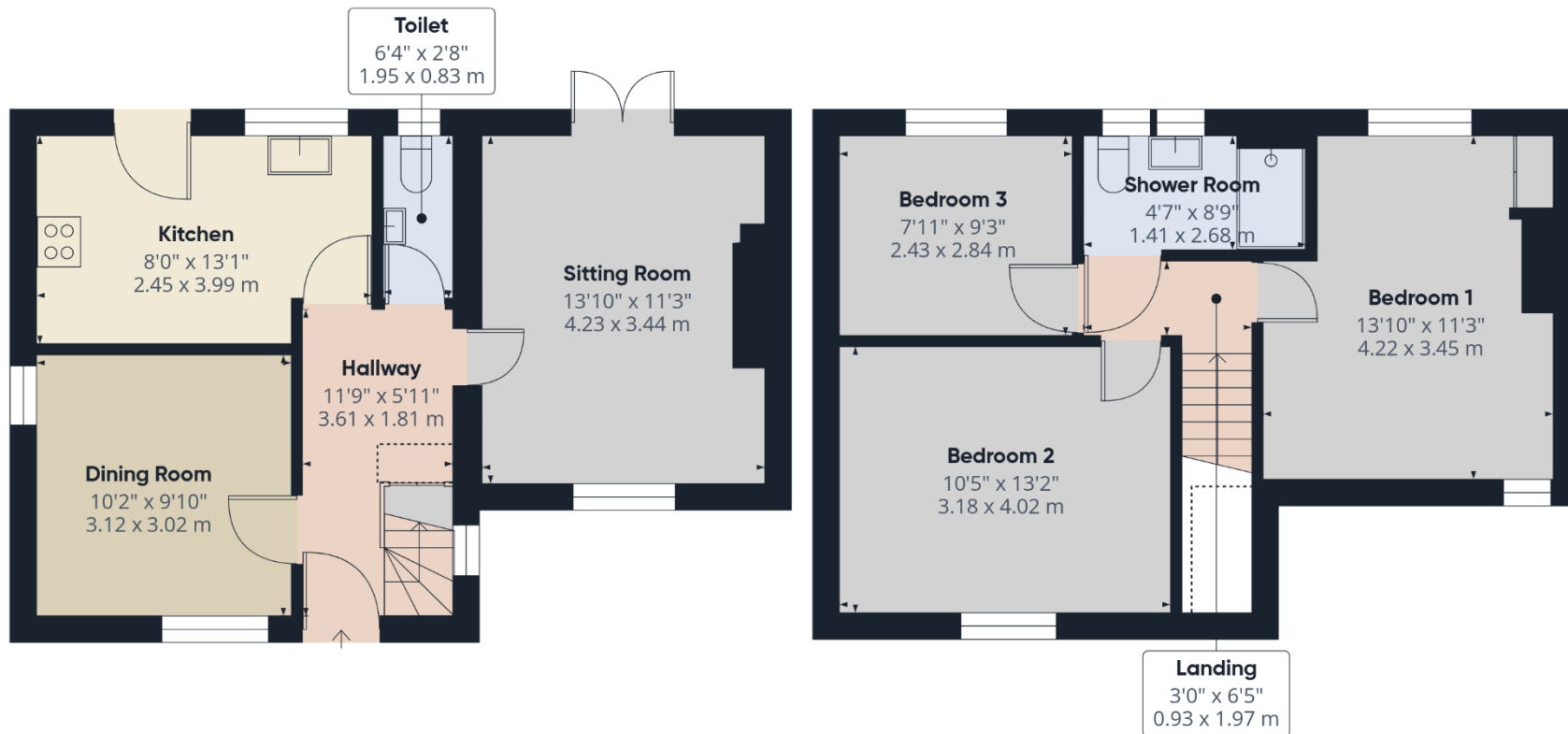


Floorplan

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Approximate total area⁽¹⁾

867 ft²

80.6 m²

Reduced headroom

4 ft²

0.4 m²

(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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