



Hatherleigh Road  
Abergavenny NP7 7RG

Estate Agents

Taylor & Co

Abergavenny

Asking Price  
£350,000



# Hatherleigh Road

## Abergavenny, Monmouthshire NP7 7RG

Extended three bedroomed semi-detached family home situated in an excellent position in western Abergavenny with a south westerly garden  
Walking distance to town centre, restaurants, amenities & services | Walking distance to popular Cantref Primary School, & King Henry VIII School  
Two reception rooms | Kitchen / breakfast room | Ground floor cloakroom | White four piece family bathroom suite  
Off street parking | Brick outbuilding equipped with power | No connected chain | Solar panels with inverter  
Linda Vista Gardens, Brecon to Monmouthshire Canal & Waitrose Hypermarket with John Lewis at Home all close-by

**This three bedroomed semi-detached family home is superbly positioned on the west side of Abergavenny within walking distance of the highly favoured Cantref Primary School with the high street, cafes and restaurants all just a short distance away. Offered to the market with no connected chain, this extended home sits in south westerly gardens and has two reception rooms, a kitchen/breakfast room, a four piece family bathroom suite plus a ground floor cloakroom serving the three first floor bedrooms.**

**The property has been the subject of some updating and has the benefit of solar panels which were installed in 2012 giving the property an excellent energy performance rating of band B. In addition, the roof was replaced in 2016 and a new boiler installed in 2020. Whilst buyers may want to further cosmetically upgrade the property, this is a generously sized home in a great location in the town.**

**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, including the newly opened all-through school at King Henry VIII, offering education for 3 to 19 year olds.

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, 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 Bloreng Mountain from which colourful hang gliders may be observed, plus many of the other mountains which surround this historic town.

Abergavenny also hosts a market several times a week. The town has its own cinema and leisure centre as well as several eateries for evening entertainment. Abergavenny railway station is very accessible 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 and the Midlands.

### ACCOMMODATION

**ENTRANCE PORCH** | Double glazed entrance door with further door opening into:

**ENTRANCE HALLWAY** | Coved ceiling, staircase to the first floor, radiator.

**CLOAKROOM** | Saniflo lavatory, wash hand basin, double glazed window.

**LIVING ROOM** | Double glazed bay window to the front aspect, coved ceiling, picture rail, fireplace with marble hearth and gas fire point (capped off), radiator.

**DINING ROOM** | This extended room with double glazed French doors with windows to either side opening into the garden incorporates a dining area and a good size study space, fireplace with gas fire point on a marble hearth, radiator.

**KITCHEN / BREAKFAST ROOM** | The kitchen enjoys a view over the garden through a double glazed window to the rear aspect with a further double glazed window to the side and a door opening to the side of the garden. The kitchen has space for a table and chairs and is fitted with cabinets with chrome door furniture incorporating drawers and storage cupboards, contrasting laminate worktops with tiled splashbacks, inset one and half bowl sink unit, inset four ring hob with extractor hood above and oven beneath, space for full height fridge/freezer, space for washing machine, wall mounted Worcester gas central boiler (installed 2020) and electricity consumer unit.

## **FIRST FLOOR**

**LANDING** | Double glazed window to the stairwell, airing cupboard with radiator, further inbuilt cupboard with cloaks hanging rail, loft access.

**BEDROOM ONE** | Double glazed window to the front aspect, picture rail, radiator.

**BEDROOM TWO** | Double glazed window to the rear aspect, coved ceiling, picture rail, radiator.

**BEDROOM THREE** | Double glazed window to the front aspect, coved ceiling, radiator.

**FOUR PIECE FAMILY BATHROOM** | The bathroom is fitted with a white suite to include a panelled bath, corner shower cubicle with electric shower, lavatory, wash hand basin, ladder towel radiator, two double glazed windows, ceiling spotlights, extractor fan.

## **OUTSIDE**

**FRONT** | The property is approached via a paved driveway leading to the property entrance and incorporates a shaped flowerbed planted with a specimen Acer, an attractive hydrangea and rose bushes. The driveway provides off street parking for approximately two medium size vehicles. Gated access to the rear garden.

**REAR GARDEN WITH SOUTH WESTERLY ASPECT** | The rear garden has a south westerly aspect for maximum enjoyment of sunshine with the rear single storey extension and the main roof fitted with solar panels. The garden is predominately lawned with a small patio area adjoining the dining room. The garden has deep flowerbed borders to the side with a pathway leading to the rear. A variety of plants are featured including an apple tree, rose bushes, lavenders and perennials. There is space for a shed in addition to a **brick outbuilding** which

is equipped with power and light providing a useful utility space to the house. External 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. The property is fitted with solar panels with an inverter which provides electricity.

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

**EPC Rating** | Band B

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

**Covenants** | The property is registered with HMLR, Title Number WA850194. 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** | According to Openreach, Fibre to premises and cabinet plus a copper wire connection is available in this area.

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

**Viewing Strictly by appointment with the Agents**

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**Reference** AB515

## **REAR GARDEN**









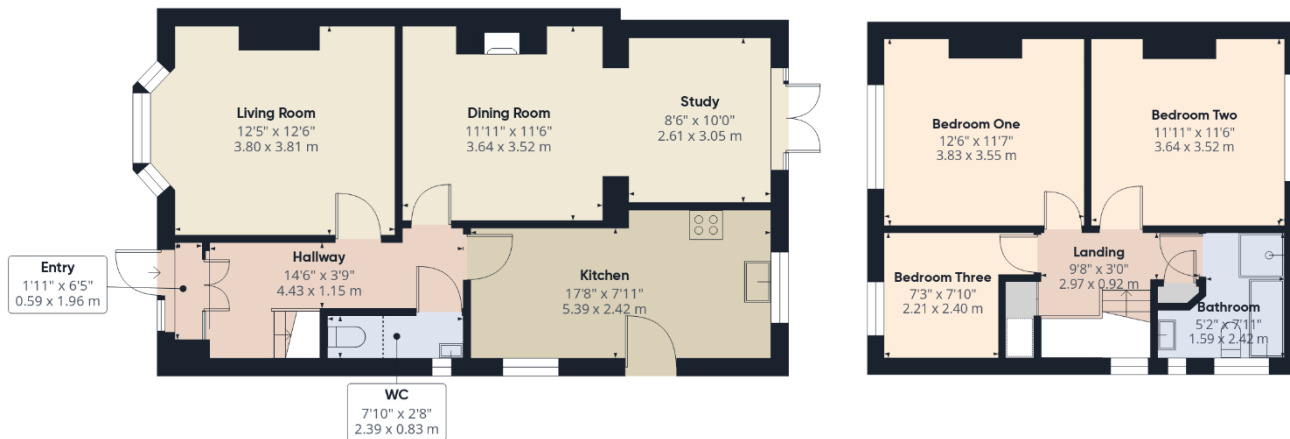


# Floorplan

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

GIRAFFE360

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

1155 ft<sup>2</sup>

107.1 m<sup>2</sup>

## Reduced headroom

8 ft<sup>2</sup>

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.