



Abergavenny NP7 5YD

Taylor & Co

Asking Price
£299,950

Park Street,

Abergavenny, Monmouthshire NP7 5YD

An Attractive Three Bedroom End Terrace House Centrally Located Within Half a Mile of the Towns Shopping Centre
Open Front Poch | Entrance Hall | Through Sitting Room and Dining Room | Attractively Fitted Kitchen | Ground Floor Toilet
Two First Floor Bedrooms | Second Floor Bedroom and Family Bathroom | Extremely Useful Basement | Full Double Glazing | Gas Central Heating
Well Maintained Level Rear Garden with Patio Area and Large Garden Storage Shed
NO UPPER CHAIN INVOLVED

A beautifully presented, traditional end terrace house situated in an extremely convenient location less than ½ mile walk to the popular high street of Abergavenny. The property has been sympathetically modernised in recent years with accommodation to include an open front porch and hallway, a through sitting room and dining room, completely restyled and refitted modern kitchen plus a ground floor toilet. There is a very useful basement storage area and on the first floor are two bedrooms plus a further bedroom and refurbished family bathroom on the second floor. There is a forecourted front garden and a beautiful westerly facing level and enclosed rear garden with patio area and large brick built garden store.

SITUATION | This delightful home enjoys a prime central setting within walking distance of the town centre and within easy access of doctors' and dentist surgeries, Linda Vista Gardens, the cricket ground, tennis and bowls clubs, as well as many country walks including one of the area's most famous peaks, Sugar Loaf Mountain. Just a short walk away are all the services and amenities one would expect of a thriving town centre.

Abergavenny boasts a comprehensive range of shopping and leisure facilities, including a wide selection of individual boutique style shops, grocery and newsagent stores, a Waitrose store, Morrisons and Tesco Metro plus many well-known high street shops. Abergavenny also hosts a market several times a week. The town has its own cinema and leisure centre as well as numerous restaurants for evening entertainment.

Abergavenny railway station has regular services into central London via Newport, whilst road links at the Hardwick roundabout give easy access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff.

ACCOMMODATION

PORCH | An open porch from the front.

HALLWAY | Entered from the front via a composite double glazed entrance door with letter box, radiator, tiled floor, staircase to the first floor.

SITTING ROOM | Double glazed window to the front, oak effect laminate flooring, period style fireplace housing an electric fire, radiator, coved ceiling.

DINING ROOM | Oak effect laminate flooring, radiator, coved ceiling access door beneath stairs leading to the basement.

KITCHEN | Attractively fitted with a modern range of base and wall units with cream high gloss doors and contrasting worktops with tiled splashback, inset stainless steel single drainer sink unit with mixer tap, built in electric oven and four ring halogen hob with stainless steel cooker hood over, space and plumbing for washing machine, tall larder cupboard, radiator, tiled floor, coved ceiling with inset downlighters, double glazed doors opening onto the rear garden.

TOILET | Fitted white suite with chrome fittings comprising a low flush toilet with push button dual flush cistern and pedestal wash hand basin with mixer tap, half tiled walls, riven tiled floor, coved ceiling with inset extractor fan.

BASEMENT | An extremely useful storage area which is divided into two separate areas with electric points and light.

FIRST FLOOR

LANDING | Incorporating the staircase from the ground floor and staircase leading to the second floor, radiator, double glazed window to the rear.

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

BEDROOM TWO | Double glazed window to the rear, built in cupboard housing a wall mounted 'Glow Worm' gas fired combination type central heating boiler, radiator.

SECOND FLOOR

LANDING | Incorporating the staircase from the first floor with half landing.

BEDROOM THREE | With reducing ceiling height, small triangular double glazed window to the front, radiator.

BATHROOM | With reducing ceiling height and fitted with a modern suite in white including a 'P' shaped bath with glazed shower screen and thermostatic shower unit over, low flush toilet with push button dual flush cistern, pedestal wash hand basin, riven tiled flooring, chrome towel rail/radiator, small triangular double glazed window to the rear.

OUTSIDE

An enclosed forecourted garden to the front with pedestrian entrance gate.

From the rear the garden opens from the kitchen onto a sunny south westerly facing paved patio area with outside lighting and cold water tap, the remainder of the garden is level and principally lawned with various mature flower and shrub beds and is enclosed on all sides by a fence/walled borders, a pathway runs the entire length of the garden and culminates in a large brick built garden storage shed at the far end. A gated access also provides a right of way across the rear of numbers 59 & 58 to a side access.

GENERAL

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

Services | Mains water, electricity, gas and drainage are connected to the house.

Council Tax | Band D Monmouthshire County Council

EPC Rating | Band D

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

Covenants | The property is registered with HMLR, Title Number CYM575121. There are no

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 premises, fibre to the cabinet and copper wire connection is available to the property.

Mobile network | 02, Three, EE, Vodafone have indoor coverage. According to Ofcom.

Viewing Strictly by appointment with the Agents

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Reference AB477





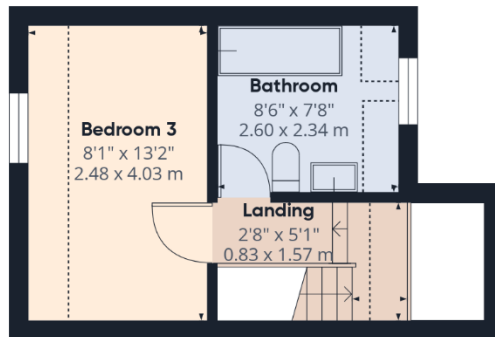
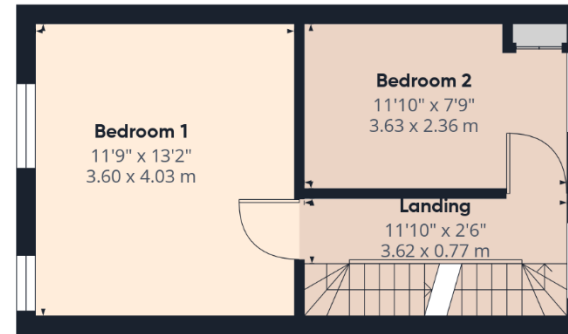
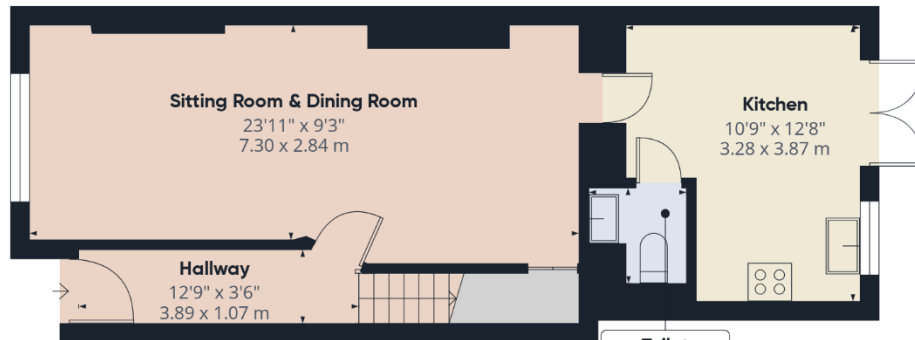


Floorplan

Estate Agents

Taylor & Co

Abergavenny



(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.

GIRAFFE360

Approximate total area⁽¹⁾

1089 ft²

101.2 m²

Reduced headroom

42 ft²

3.9 m²

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.