



Estate Agents

Taylor & Co

Abergavenny

Waterside

Abergavenny NP7 5LJ

Asking Price
£249,950

Waterside

Abergavenny, Monmouthshire NP7 5LJ

A modern middle terraced house situated in a small cul de sac close to the town centre
Entrance hall | Neatly fitted kitchen with built in oven and hob | Living room with sliding doors to rear garden
Two Bedrooms both with built in wardrobes | Shower Room
Gas central heating | Full double glazing | Off road parking facility for two vehicles
VIEWING HIGHLY RECOMMENDED

An opportunity to acquire this modern mid terrace house situated in a very convenient location, just off Ross Road. The accommodation includes a hallway, neatly fitted kitchen with built in oven and hob, living room with sliding doors to the rear garden and two bedrooms plus a shower room. Windows and doors are fitted with double glazed sealed units and heating is provided to radiators from a modern combination boiler. There is a tandem parking space for two vehicles, a small open plan front garden and an enclosed, rear garden.

SITUATION | Waterside enjoys a central setting just off Ross Road within walking distance of the town centre. Just a stone's throw 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, supermarkets and many well-known high street shops. Abergavenny also hosts a market several times a week in the historic Market Hall which is also just a short walk

away. The town has its own highly regarded theatre, cinema and leisure centre as well as several restaurants and bistros for evening entertainment.

Abergavenny railway station is under 1 mile away and has regular services into central London and Bristol via Newport, whilst road links at the Hardwick interchange give easy access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff. The town's bus station is located close-by and is accessed easily via the courtyard adjacent to St Mary's Church. The town is well served by schools for all ages, including the newly developed King Henry VIII which caters for children from 3 to 18 years.

ACCOMMODATION

HALLWAY | Entered from the front via a double glazed door, radiator, open to kitchen, door to: -

KITCHEN | Neatly fitted modern kitchen units in white with laminate worktops over, oven beneath and gas hob with extractor hood

above, tiled splashbacks, porcelain sink and drainer, space for fridge/freezer, space for washing machine, laminate flooring, double glazed window to the front aspect.

LIVING ROOM | Double glazed sliding patio doors to rear garden, electric fire with surround, engineered Oak floor, two radiators, staircase to first floor.

FIRST FLOOR

LANDING | Airing cupboard, loft access hatch.

BEDROOM ONE | Double glazed window to the rear, ceiling light/fan, built in wardrobe with double doors, radiator.

BEDROOM TWO | Double glazed window to the front enjoying a roof top view towards the peak of the Bloreng mountain, radiator, built in single wardrobe.

SHOWER ROOM | Fitted with a modern suite including a large step in shower cubicle with thermostatic raindrop shower within and hand held mixer shower head, wash hand

basin in vanity unit with storage cupboards beneath and mirror above, lavatory, part tiled walls, laminate flooring, radiator, frosted double glazed window to front.

OUTSIDE

FRONT GARDEN | To the front of the property is an open plan garden laid principally with chippings and having a paved pathway leading up to the front entrance which is covered by a storm canopy with outside light.

OFF STREET PARKING | Off road tandem parking space for two vehicles.

EAST FACING REAR GARDEN | Paved for ease of maintenance, from the living room sliding doors the garden opens onto paved sitting areas, enclosed on both side with timber fencing. Steps lead down to further seating area of which to enjoy evening sun and peaceful river scenery.

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 C

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

Covenants | The property is registered with HMLR, Title Number WA814793. 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 connection are available to the property. According to Openreach.

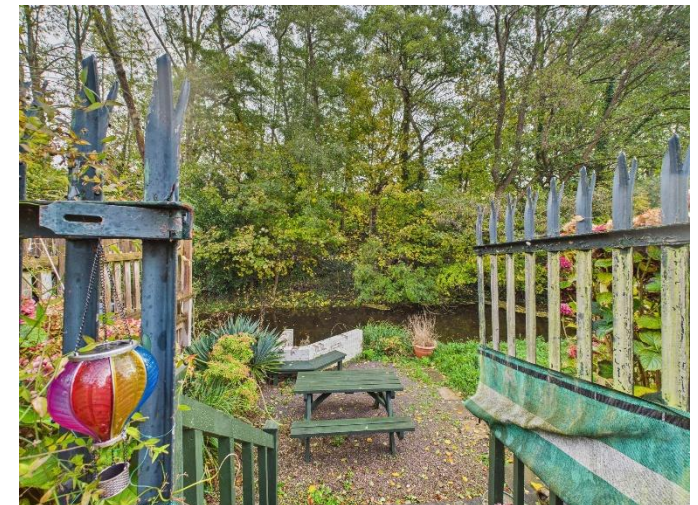
Mobile network | 02, Three, EE, Vodafone indoor coverage according to Ofcom.

Viewing Strictly by appointment with the Agents

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Reference AB519





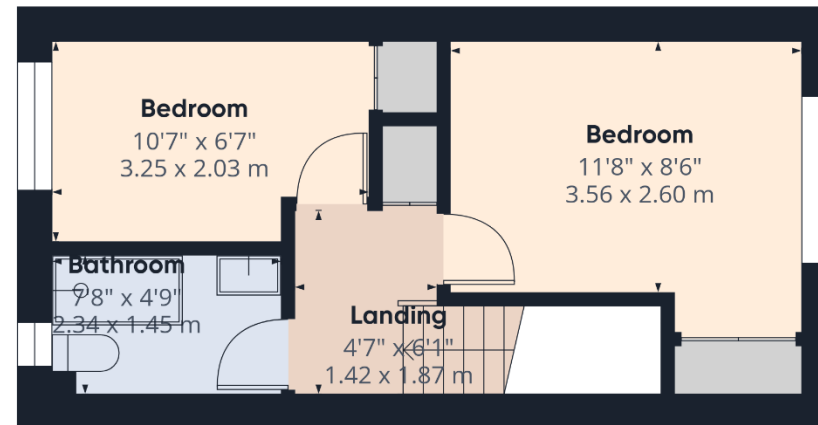
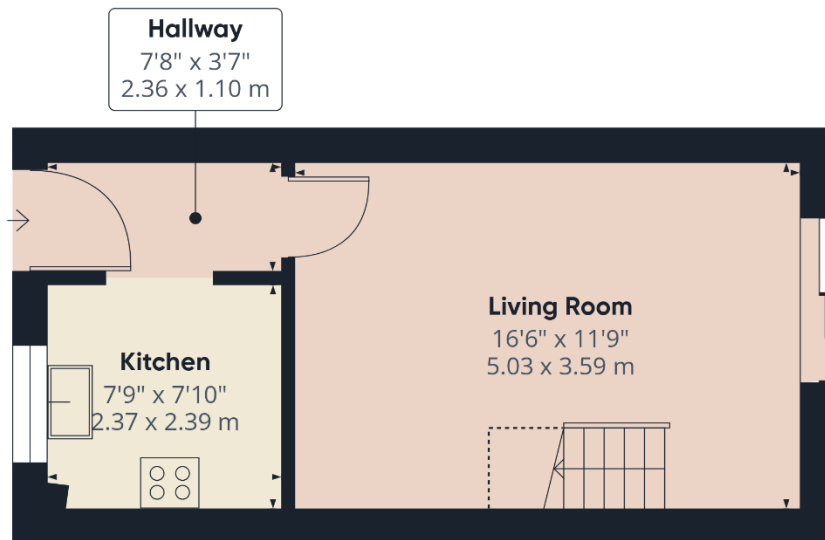


Floorplan

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Reduced headroom

..... Below 5 ft/1.5 m

(1) Excluding balconies and terraces

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⁾

539 ft²

50.1 m²

Reduced headroom

13 ft²

1.2 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.