

Sycamore Avenue

Abergavenny, Monmouthshire, NP7 5JY

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£595,000

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Handsome detached executive style family home in a prime position with a pedestrian pathway linking the house through a wooded copse to the town centre
Excellent links to the road, rail and bus network | Fabulous views towards the Bloreng from a pretty courtyard garden | Double integral garage and driveway
Five bedrooms with three en-suite bath / shower rooms and a four piece family bathroom suite
Large dual aspect living room and a dining room | Generously sized kitchen / breakfast / family room & separate utility room
Ground floor cloakroom | No onward chain

Rarely available in this exclusive development, this most handsome and generously proportioned detached residence sits in an enviable nook of just five other similar properties, highly favoured by homeowners given the perfect proximity to walking routes to the town centre plus an array of transport links. Enjoying a delightful cottage style garden with a superb view of the Bloreng, this family home offers great adaptable living spaces flowing around a central hallway and galleried landing. Suitable for a large family, the five bedrooms are served by three en-suite bath / shower rooms, in addition to a four piece family bathroom suite. Living space is not compromised on the ground floor either, with a comprehensively fitted kitchen / family / breakfast room and two further reception rooms overlooking the gardens.

SITUATION | This family home is situated in a small nook forming part of an enviable location in a superb development just under a mile from the centre of Abergavenny. A conveniently located footpath nearby the property leads through a tranquil wooded copse to the River Gavenny, giving quick and ambient pedestrian access to the town centre, bus station and train station.

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 Bloreng, one of the seven mountains that surrounds this historic town, ready to explore and located just a short distance away.

Abergavenny railway station is accessible by bus, car or even walking whilst road links at the Hardwick

roundabout give easy access to the motorway and "A" routes to Cardiff, Newport plus further afield to the M4 linking Bristol, west Wales and the Midlands.

ACCOMMODATION

ENTRANCE HALLWAY | Panelled entrance door with frosted courtesy window to side, coved ceiling, return staircase to the first floor, two radiators, wood style flooring, understairs storage cupboard.

GROUND FLOOR CLOAKROOM | Lavatory, wash hand basin, frosted double glazed window, radiator, wood style floor.

From the hallway a set of double panelled doors open into:

DUAL ASPECT LIVING ROOM | Broad double glazed bay window to the front aspect, coved ceiling, fireplace with an open grate on a marble hearth, double glazed window to the side aspect, wood style floor.

DINING ROOM | Double glazed French doors with windows to either side opening into the garden, coved ceiling, radiator, wood style floor.

KITCHEN/BREAKFAST ROOM/FAMILY ROOM | The hub of this family home with double glazed French doors and windows to either side opening into the garden, plus a large window overlooking the garden in the

kitchen area. The kitchen is fitted with a comprehensive range of wall and base units in a shaker style Beech effect finish with complementary door furniture to include a glazed display cabinet, cookery book shelving, wine rack and wicker basket shelving, contrasting laminate worktops with inset sink unit, space for a range style cooker (currently housing an Aga) with extractor hood above, integrated fridge/freezer and dishwasher, coved ceiling, radiator, wood style flooring.

UTILITY ROOM | Wall mounted boiler, door to garage and garden, radiator, wood floor, low level storage units with worktop over and inset sink unit, space for washing machine.

FIRST FLOOR

GALLERIED LANDING | Loft access, airing cupboard housing unvented hot water cylinder, wood style flooring, radiator.

BEDROOM ONE | Double glazed window to the front aspect with views towards the Deri, radiator, wood style flooring, large walk in wardrobe. A door opens to:

FIVE PIECE EN-SUITE BATHROOM | Fitted with a white suite to include a panelled bath, shower cubicle, lavatory, bidet, wash hand basin, frosted double glazed window, radiator, wood style flooring, extractor fan.

BEDROOM TWO | Double glazed window to the front aspect with a view towards the Deri, inbuilt wardrobes to one wall, radiator, wood style flooring. A door opens to:

EN-SUITE BATHROOM | Fitted with a white suite to include a panelled bath with overhead shower attachment, wash hand basin, lavatory, frosted double glazed window, radiator, wood style flooring, extractor fan.

BEDROOM THREE | Double glazed window to the rear aspect, in-built wardrobes to one wall, radiator, wood style flooring. A door opens into:

EN-SUITE SHOWER ROOM | Fitted with a white suite to include a shower cubicle, wash hand basin, lavatory, frosted double glazed window, extractor fan, wood style flooring.

BEDROOM FOUR | Two double glazed windows to the rear aspect, radiator, wood style flooring.

BEDROOM FIVE | Double glazed window to the rear aspect, radiator, wood style flooring.

FOUR PIECE FAMILY BATHROOM | Fitted with a white suite to include a panelled bath with overhead shower attachment, shower cubicle, lavatory, wash hand basin, frosted double glazed window, extractor fan, wood style flooring.

OUTSIDE

FRONT GARDEN | The property is set back from the cul-de-sac and is approached via a driveway with a large, shaped lawn and inset flowerbed border. The driveway provides off street parking and leads to:

GARAGE | Up and over door, pedestrian door to the house, lighting and power.

REAR GARDEN | The rear of the house is adorned with a wisteria providing a fitting backdrop to this delightful cottage garden affording distant views towards the Blorenges. The garden has shingled stepping-stone pathways flowing throughout, complemented by railway sleeper style steps, interspersed by deep herbaceous and flowerbed borders, brimming with an abundance of heathers, bluebells, primroses, tulips, an attractive weeping

silver birch tree, roses and lavender, to name but a few in this well stocked garden which also incorporates a pleasant seating area for dining alfresco. Gated side access, water tap.



GENERAL

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

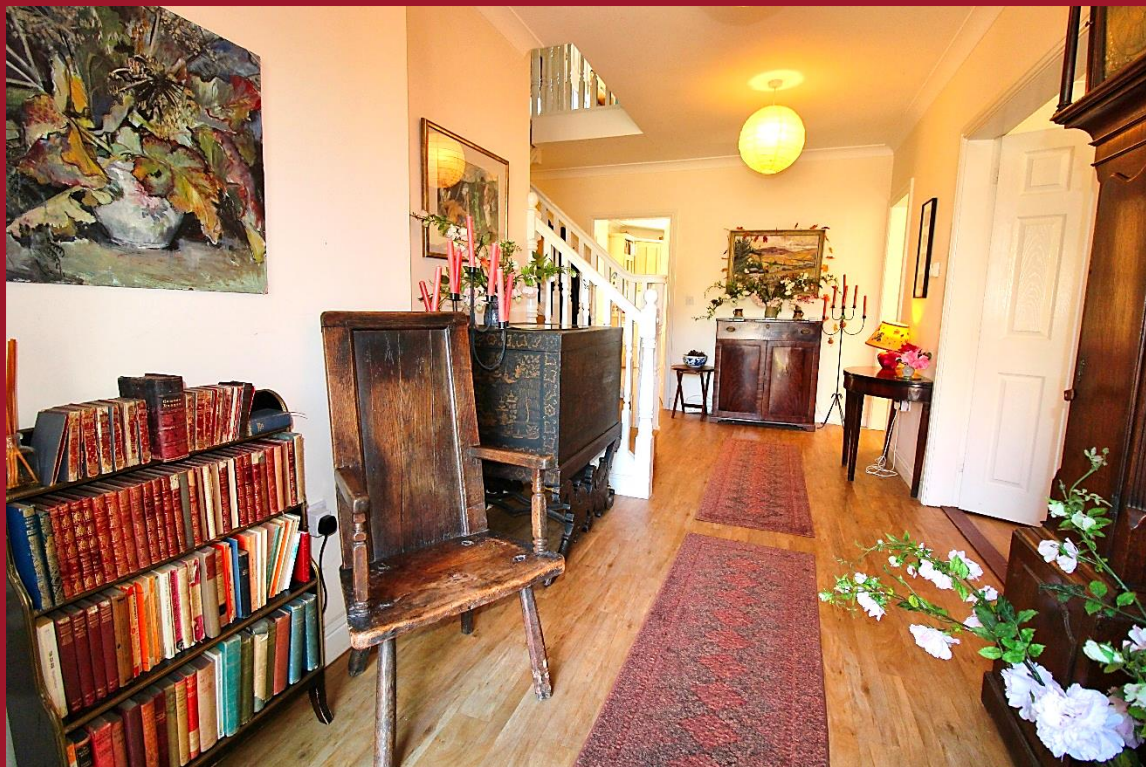
Services | All mains services are connected.

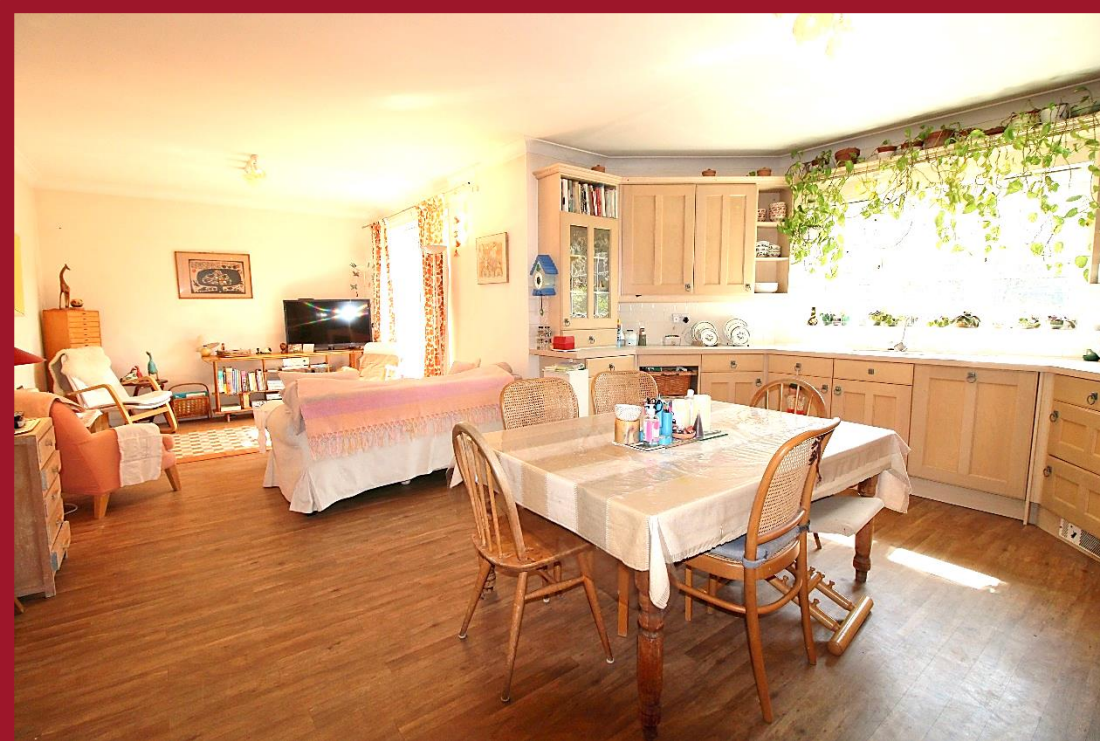
Council Tax | Band G

EPC Rating | Band TBC

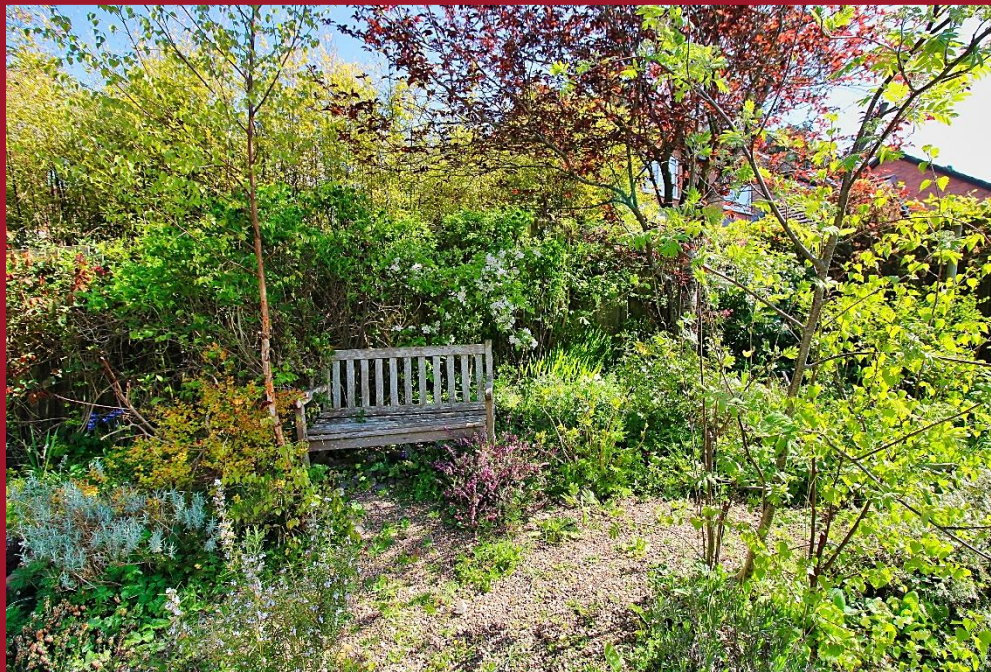
Viewing Strictly by appointment with the Agents
Taylor & Co: 01873 564424
abergavenny@taylorandcoproperty.co.uk

Reference AB100









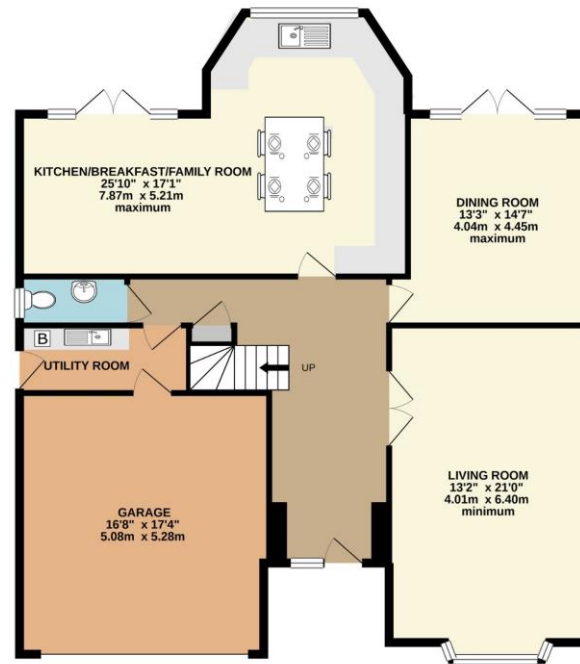
Floorplan

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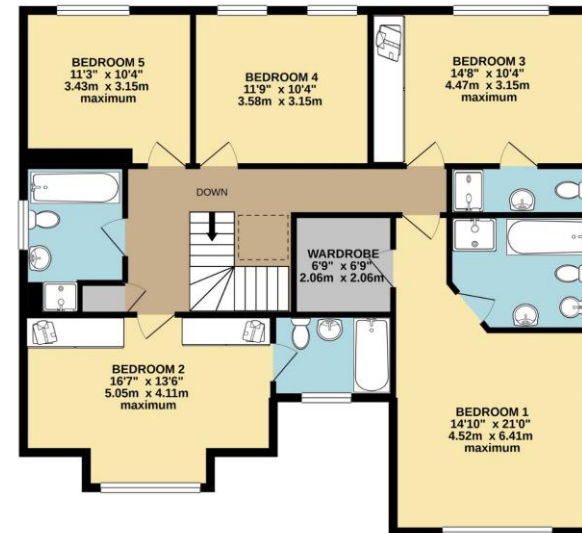
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GROUND FLOOR
1368 sq.ft. (127.1 sq.m.) approx.



1ST FLOOR
1156 sq.ft. (107.4 sq.m.) approx.



TOTAL FLOOR AREA : 2523 sq.ft. (234.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.