



# ABERGAVENNY

Guide price **£225,000**



# 64 DAN Y DERI

Abergavenny, Monmouthshire NP7 6PL



Completely renovated by current owners  
Three bedrooms  
Cul-de-sac setting

Nestled in a tranquil cul-de-sac in Abergavenny, this charming 3-bedroom terraced house offers an idyllic retreat within the heart of this historic market town. Abergavenny, known for its picturesque surroundings and vibrant community, provides a perfect blend of rural beauty and urban convenience.

The property itself has been completely refurbished by the current owners and boasts a cosy atmosphere with three bedrooms, creating a comfortable living space for a family or professionals. The town, surrounded by the majestic Brecon Beacons, offers a plethora of amenities, including local shops, cafés, and cultural attractions.

Commuting is a breeze with easy access to major roadways and public transport options, ensuring seamless connectivity to nearby cities. This residence not only provides a peaceful sanctuary but also a gateway to the stunning landscapes and dynamic lifestyle that Abergavenny and its surroundings have to offer.



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### KEY FEATURES

- Renovated by the current owners
- Three bedrooms
- Fitted kitchen
- Lounge to rear
- Enclosed rear garden
- Driveway



# STEP INSIDE



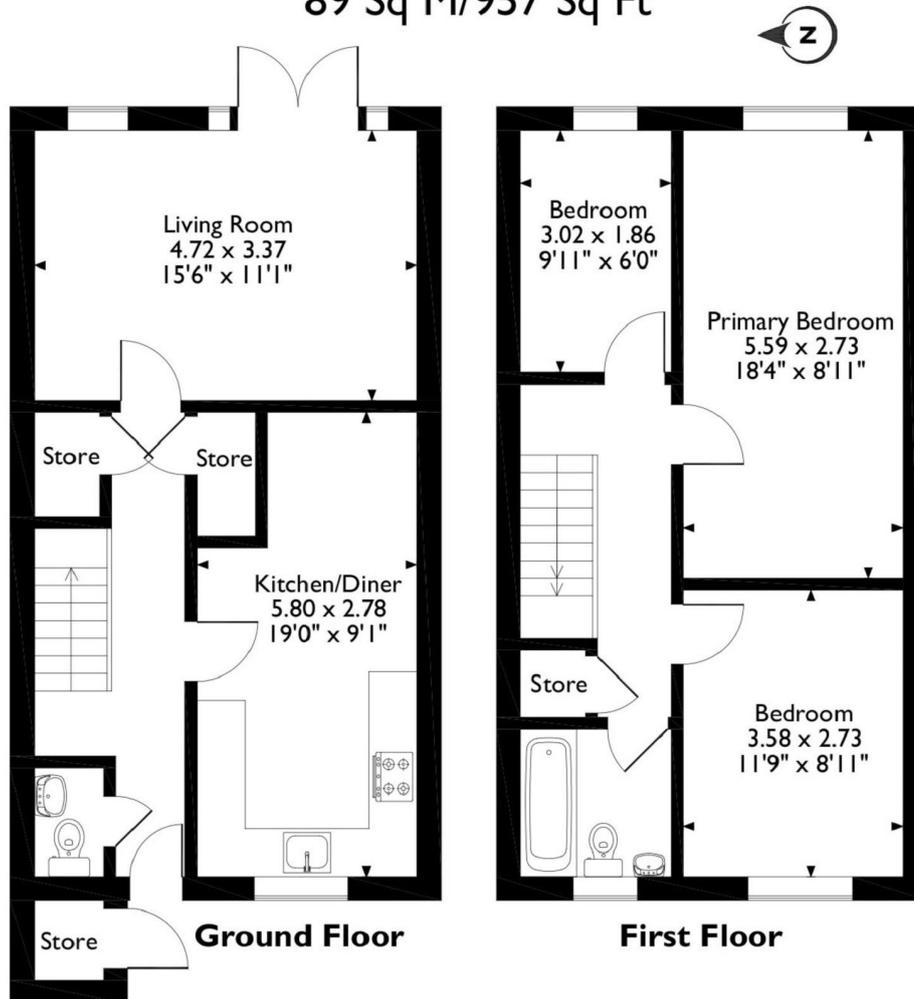
Step inside this inviting residence and discover a warm welcome in the entrance hallway, setting the tone for a comfortable and stylish living experience. The entrance is adorned with neutral tones, creating a sense of openness that flows seamlessly throughout the home. As you step through the front door, the ground floor unfolds with a convenient cloakroom/w.c to your left, providing practicality for daily living.

To your right, the fitted kitchen awaits, situated at the front of the house. This well-designed space not only offers functionality but also a delightful ambiance. The kitchen boasts modern appliances, ample storage, and a thoughtfully arranged layout, making it a culinary haven for both the aspiring chef and the seasoned cook. There's also ample space for a dining table, creating a cosy spot for family meals or casual gatherings.

Proceeding through the home, you'll find the lounge at the rear, providing a tranquil retreat bathed in natural light. The lounge is a versatile space, perfect for unwinding after a long day or entertaining guests. Glazed doors overlook and open to the rear garden, connecting the interior with the exterior and allowing for a seamless blend of indoor and outdoor living.

Ascend to the first floor via a well-lit staircase that leads to a landing, granting access to three inviting bedrooms. Each bedroom is a haven of comfort, offering ample space for personalisation and relaxation. The neutral colour palette continues, creating a soothing atmosphere throughout the sleeping quarters.

## Approximate Gross Internal Area 89 Sq M/957 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

One of the highlights of the first floor is the recently fitted modern white bathroom. This spa-like oasis showcases contemporary fixtures and stylish finishes, providing a luxurious escape for relaxation.

In essence, this residence harmoniously combines functionality, style, and comfort, creating a haven that embraces contemporary living within a welcoming and well-connected community.

Practicality meets modern living with the property's PVC double glazing and gas central heating. These features not only enhance energy efficiency but also contribute to the overall comfort of the home, ensuring a cosy and inviting environment year-round.

# STEP OUTSIDE



Step outside this charming residence to discover a practical and inviting exterior. To the front, a hardstanding space provides convenient off-road parking, ensuring hassle-free arrivals and departures. Shallow steps lead gracefully down to the front door.

Adding to the property's functionality, a storage shed stands ready for your convenience, offering a designated space for tools, garden machinery, or any other essentials. This thoughtful feature enhances the overall organisation of the outdoor area.

Venturing to the rear, an enclosed garden unfolds, predominantly laid to artificial turf and paved patio, creating a serene backdrop for outdoor activities and relaxation.

The paved sun patio adjoins the house, this adds a touch of luxury, providing an ideal spot for al fresco dining, entertaining, or simply basking in the natural surroundings. This well-balanced outdoor space completes the picture of a home that seamlessly integrates indoor and outdoor living, offering both practicality and tranquility.

## INFORMATION

Postcode: NP7 6PL

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: C





## DIRECTIONS

From Abergavenny town centre, leave town on the Hereford Road, heading north-east wards. Turn left onto St Teilos Road. Bear right at the second junction to stay on St Teilos Road. Continue on this road, passing the Welsh School on your right and continue as the road becomes St Davids Road. Take the first right after the school into Dan-y-Deri. Continue to the end where 64 Dan y Deri will be found on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			90
(92-100)	A		
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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