



5 SUNNYBANK

ABERGAVENNY | MONMOUTHSHIRE | NP7 5YE

5 Sunnybank

A well-presented three-bedroom terraced property, situated close to the heart of the historic market town of Abergavenny, with a low maintenance rear garden.

- Convenient location for Abergavenny town centre
- Three bedroom terraced house
- Low maintenance rear garden
- Ideal opportunity for a first time buyer



STEP INSIDE

The front door opens into the entrance hall, with stairs rising to the first floor. From the hallway is a door leading to the spacious open plan sitting/dining room with useful understairs storage and two feature fireplaces, one with inset space and the second with an electric effect fire. The kitchen is fitted with a range of base and wall cupboards, freestanding oven with hob and under counter space for white good appliances all complemented by contemporary light and neutral décor. From the kitchen is the modern bathroom, with attractive wall tiles and white suite. There is also external access to the rear of the property all encompassed in the rear single storey extension. To the first floor are two double bedrooms and a smaller third bedroom. The Victorian era residence has been impeccably looked after by its current owner for close to 30 years and offers a new owner the opportunity to make their own transformations and to optimise its period features.





STEP OUTSIDE

To the rear is a low maintenance south facing courtyard garden, currently presented as a blank canvas, which offers simplicity and versatile possibilities for creating a serene and functional outdoor space. Potential opportunities could include al fresco dining, creative gardening, with pots and containers to cultivate, wall mounted trellises and seating nooks for comfortable lounging and socialising.

AGENTS NOTES

Behind the rear garden fence there is a private pathway. 5 Sunnybank and the adjoining properties have rights to pass along this pathway, thus providing external access from the rear garden.

DIRECTIONS

From our office on Nevill Street, continue to the end of the street and turn right onto Tudor Street. Continue on this road for 0.2 miles and turn right onto Myrther Road and continue to the cross roads. On reaching the crossroads turn left onto Sunnybank and the property will be found a short distance along on the left hand side.

AGENTS NOTES - CONSUMER PROTECTION REGULATIONS

Estate Agents are obliged, under the Consumer Protection Regulations, to provide any prospective buyers with any material information relating to properties that are being marketed. Parrys are committed to providing as much information as possible to enable buyers to make an informed decision with regard to both viewing and offering on a property.

LOCATION

Within walking distance of the centre of Abergavenny, regularly placed in the 'Top Ten Places to Live In Wales'. In recent years Abergavenny has transformed from a traditional market town into a thriving mecca of all manner of festivals and events including the acclaimed Annual Food Festival, attracting thousands of visitors each year. The landscape around the town, on the edge of the Brecon Beacons National Park (Bannau Brycheiniog National Park), presents a multitude of things to do. Described as the 'Gateway to Wales', Abergavenny is the perfect location for everything outdoors... from visiting the many local castles to scaling the Welsh mountains, cruising on the Monmouthshire and Brecon Canal to wine tasting at the local vineyard. The historic market town offers a wide range of amenities including shops, primary and secondary schools, banks, doctors, dentists, a library and a general hospital.

ASKING PRICE

Asking Price £230,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

D

SERVICES

We understand that there is mains electricity, gas, water and drainage.

Broadband:

Standard, superfast fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach

Mobile:

EE and O2 likely indoors. EE, Three, O2 and Vodafone likely Outdoors. Please make your own enquiries via Ofcom.

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

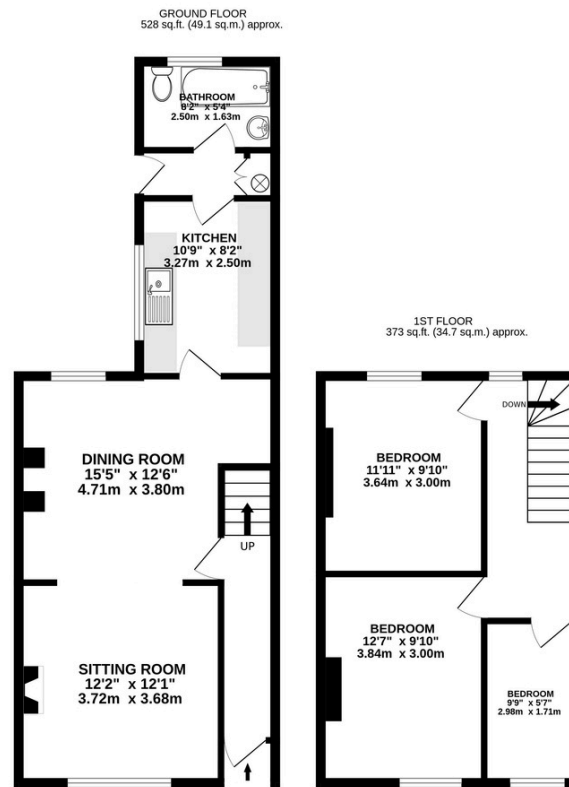
Band - D. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

TITLE

The house is registered under Title Number WA717540 - a copy of which is available from Parrys.

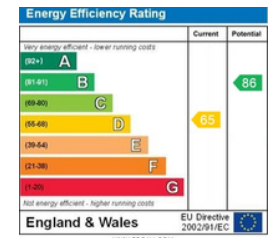
FIXTURES AND FITTINGS

Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.



5 SUNNYBANK, ABERGAVENNY, NP7 5YE
TOTAL FLOOR AREA: 902 sq.ft. (83.8 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 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.



"Consumer Protection from Unfair Trading Regulations 2008: All measurements are approximate and quoted in imperial with metric equivalents and are for general guidance only. Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon. Please note the Agent has not tested any apparatus, equipment, fixtures and fittings or services and, therefore, no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © Parrys Property (Abergavenny) LLP Registered Office: 21 Nevill Street, Abergavenny NP7 5AA Registration Number: OC314727"





PRINTED ON SUSTAINABLE PAPER
PLEASE RECYCLE AFTER USE



@parrys.com #puttingdownroots #ParrysHappy

21 Nevill Street, Abergavenny NP7 5AA | Tel: 01873 858990 | abergavenny@parrys.com

P parrys
Ahead of the curve