



## 26 THE NEWLANDS

Abergavenny, Monmouthshire NP7 6HJ

- \* Well-presented home located in a popular and established residential area of The Mardy
- \* Low maintenance south facing rear garden and conservatory
- \* Garage and off road parking
- \* Close to amenities and transport links
- \* EPC Rating - C

Offers in Excess of £240,000



**P** parrys

SALES • LETTINGS

parrys.com

To book a viewing call **01873 858990**

**www.parrys.com**

21 Nevill Street, Abergavenny, Monmouthshire NP7 5AA

abergavenny@parrys.com

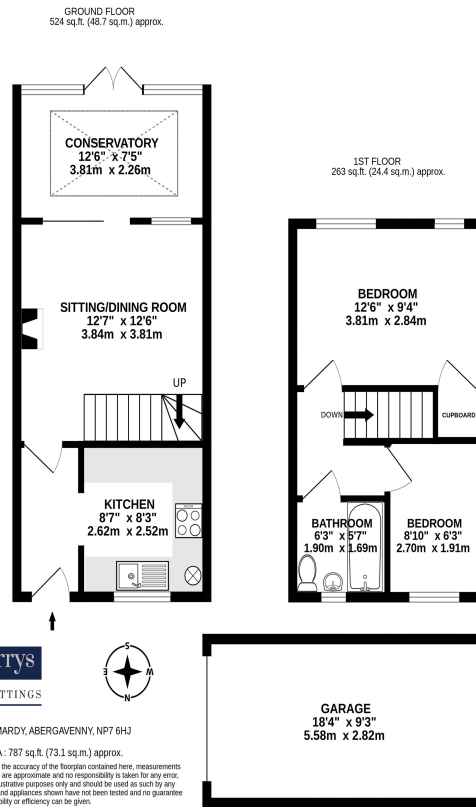
@parrysestateagents

**Step Inside**

A well-presented and tastefully decorated two-bedroom terraced home situated in an established residential area within walking distance of the excellent local amenities which include a convenience store with Post Office, two primary schools, fish and chip shop and playing fields. The property offers a driveway providing ample parking and a single garage.

**Step Inside**

The property has been well maintained by its present owner and provides well-proportioned accommodation with generous living space. In brief the accommodation comprises to the ground floor: entrance hall, modern fitted kitchen with space for appliances and a range of base and wall cupboards with roll edged work surface over, integral electric oven and hob along with a sink/ drainer and mixer tap. The sitting room is spacious in size and has double doors entering into the south facing conservatory. Stairs rise to the first floor where there are two bedrooms, the principal is a double bedroom and has a useful storage cupboard and dual aspect windows with views over the rear garden. The second bedroom is a smaller room and there is a modern family bathroom.



**Step Outside**

To the front of the property is a driveway providing ample off-road parking and garage with up and over door. The property is approached via a paved pedestrian pathway and to the side is a gravel area with space for a table and chairs. The rear garden is fully enclosed and south facing. It is generous in size and is low maintenance offering a brick patio area with steps up to a higher gravelled section. There are raised flower beds offering a mixture of plants and shrubs. The rear garden has access to its own path that runs behind the neighbouring property.

**Location**

The property is within walking distance of The Mardys' local amenities on the northern fringe of Abergavenny around 1 mile from the town centre. Mardy has two convenience stores, a beauticians and fish and chip shop. A wider range of amenities can be found in Abergavenny including primary and secondary schools, independent shops alongside high street stores, several supermarkets, doctors', dentists' and a general hospital. There are good leisure facilities plus a cinema, theatre, library, numerous public houses and many highly regarded restaurants both within the town and the surrounding villages. The area is well known for being the 'Gateway to Wales' and is on the doorstep of the breathtaking Brecon Beacons with the Monmouthshire & Brecon Canal a short distance away for beautiful walks. Abergavenny offers a bus station, mainline railway and excellent transport links via the A465, A40, A449 and onto the M4/M5 and M50 motorway networks.

**Services**

We understand that the property is on mains gas, electric, water and drainage.

**Broadband:**

Standard and superfast broadband available subject to providers terms and conditions. Please visit: <https://www.openreach.com/fibre-broadband>

**Mobile:** EE, Three, O2 and Vodaphone (Indoors and Outdoors). Please check with service providers and mobile availability: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Tenure**  
Freehold.

**Local Authority**  
Monmouthshire County Council.

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

**Agent's Note**  
The property owns a piece of ground adjacent to the house that cannot be built on.

**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.

**Directions**

From Abergavenny, head north on the B4521 Hereford Road for approximately 1 mile until reaching the turning right for The Newlands. Proceed left around the development and continue along this road. The property can be found in front of you (diagonally on the right) as you reach the end of the cul-de-sac.



**Energy Rating**

Energy Efficiency Rating		Current	Potential
(90+)	A		
(81-90)	B		85
(72-81)	C	73	
(63-72)	D		
(54-63)	E		
(45-54)	F		
(35-45)	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

To book a viewing call 01873 858990

e-mail: [abergavenny@parrys.com](mailto:abergavenny@parrys.com)  
or pop into our showroom  
21 Nevill Street, Abergavenny NP7 5AA

For a full list of properties and other services we offer, visit: [www.parrys.com](http://www.parrys.com)

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 Parrys have 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. Contact the numbers listed on the brochure. All information provided in these sales particulars are given to the best of our own and the vendors' knowledge. All information provided should be verified by the buyers' solicitors/surveyors.