



## ST IVO COTTAGE

Abergavenny, Monmouthshire, NP7 5TE

- \* Detached family home with three bedrooms
- \* Modern kitchen and bathroom
- \* Low maintenance garden
- \* Within walking distance of Bailey Park and Abergavenny town centre

Asking Price £220,000



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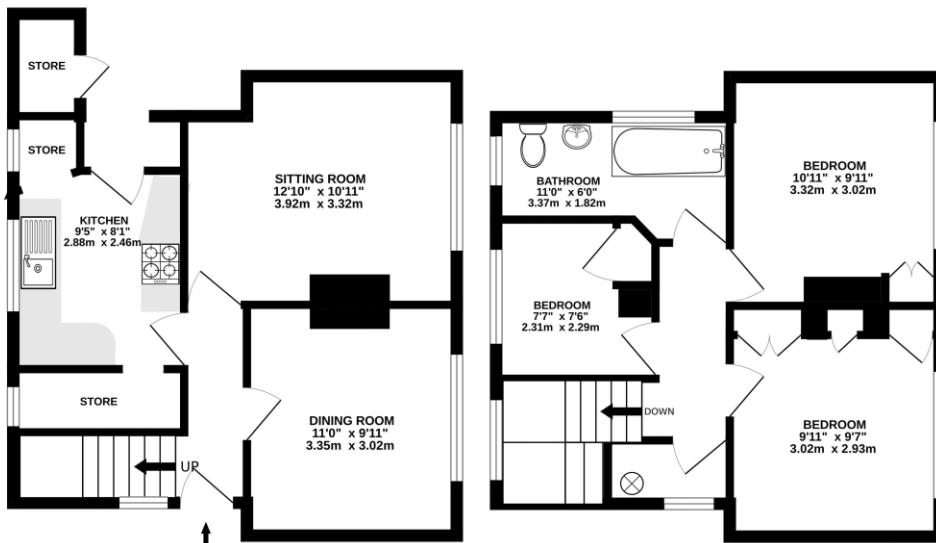
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GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.

1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



ST IVO COTTAGE, SUMMERFIELD ROAD, ABERGAVENNY, NP7 5TE

TOTAL FLOOR AREA : 839 sq.ft. (77.9 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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## Energy Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Scan to view video



## Property Overview

A detached, three-bedroom family home offering bright and spacious rooms with high ceilings. Located close to Bailey Park and within half a mile of Abergavenny town centre the property is situated on a corner plot with a low maintenance garden and on street parking.

## Location

Summerfield Road is situated in a quiet location on the northern fringe of the town and around one mile from the centre. Abergavenny offers a wide range of amenities 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.

## AGENT'S 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.

## Energy Performance Rating

D

## Services

Mains electricity, gas, water and drainage.

## Broadband:

Fast and superfast broadband available subject to providers terms and conditions. Please make your own enquiries via:  
[https:// www. openreach.com/fibre-broadband](https://www.openreach.com/fibre-broadband)

## Mobile:

EE, Three, 02 and Vodafone (Indoors and Outdoors). Please make your own enquiries via:  
[https:// checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

## Local Authority

Monmouthshire Council

## Council Tax Band

D

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

## Covenants

Title Number WA445081

There are restrictive covenants contained within the title which (1) prevent the house from being used as a business which may impact on the neighbours and (2) no building within six feet of the boundary.

## Fixtures and Fittings

All window blinds and lamp shades will be included in the sale. 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 ¾ mile and turn left at the Premier convenience store into Park Crescent. Take the first turn on the left into Summerfield Road and the property will be found immediately on the left hand side.

To book a viewing call 01873 858990

e-mail: [abergavenny@parrys.com](mailto:abergavenny@parrys.com)  
or pop into our showroom  
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