



# 5 GREYSTONES AVENUE

MARDY | ABERGAVENNY | MONMOUTHSHIRE | NP7 6JX

# 5 Greystones Avenue

A four bedroom detached family home which has been well maintained by the current owner but may now benefit from some internal upgrading. The property offers wonderful far reaching views and is situated in a generous plot.

- No chain
- Four-bedroom detached home of 1753 sq.ft
- Wonderful far reaching views
- Spacious dual aspect sitting room
- Well maintained south facing rear garden
- Double garage and driveway parking
- Local school, Morrisons Daily store and bus services
- Located around 1 mile from Abergavenny town centre



## STEP INSIDE

You enter through the front door into a double height hallway with an open staircase leading to the first floor. There are doors off to the dining room, downstairs WC and a spacious dual aspect sitting room which has sliding doors opening out on to the rear garden. The kitchen can be found through the dining room at the rear of the property with a separate utility area. To the first floor you will find four bedrooms, one of which has an ensuite with a shower and a family bathroom.

## STEP OUTSIDE

The property has a double garage with separate up and over doors and driveway parking with a small lawned front garden. A side gate provides access to the rear of the property which has a well maintained mature garden which is laid to lawn with a patio area.

## 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.

## DIRECTIONS

From Abergavenny, head north on the B4521 Hereford Road for approximately 1 mile until reaching Claire Price Beauty and Morrisons Daily on the right-hand side. Take the next turning left into Greystones Avenue and the property can be found a short distance along this road on the left hand side.

## LOCATION

Greystones Avenue is located just off the Hereford Road in the Mardy area at the northern fringe of Abergavenny, around 1 mile from the town 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 breath-taking 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.

## AGENTS NOTES

We are advised the Boiler was replaced in 2023 and has a 10 year manufacturers warranty.

## ASKING PRICE

£450,000

## TENURE

Freehold.

## ENERGY PERFORMANCE RATING

C

## SERVICES

We are advised that the property is connected to mains gas, electric, water and drainage.

Broadband:

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

Mobile:

02 Voice is likely inside. EE, Three, Vodafone and 02 are likely outdoors. Please make your own enquiries via Ofcom.

## LOCAL AUTHORITY

Monmouthshire County Council.

## COUNCIL TAX

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

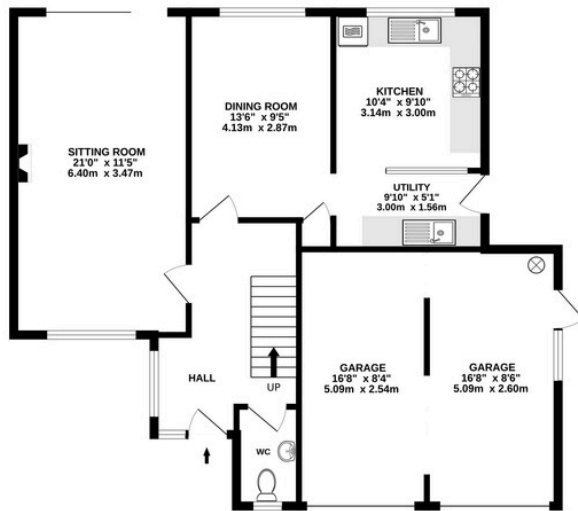
## TITLE

Whilst the title is unregistered the application is held by the Land Registry and when a sale is agreed a request can be made to expedite the registration process'

## 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.

GROUND FLOOR  
935 sq.ft. (86.9 sq.m.) approx.



1ST FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



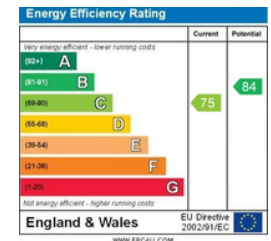
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5 GREYSTONES AVENUE, MARDY, ABERGAVENNY, NP7 6JX

TOTAL FLOOR AREA : 1753 sq.ft. (162.9 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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Scan to view video  
of the house





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