



# THE CROFT

POPLARS ROAD | MARDY | ABERGAVENNY | MONMOUTHSHIRE | NP7 6LW



# The Croft

A beautifully presented period house built in 1923 and sympathetically updated to offer the comforts of modern day living combined with attractive period features including wooden floors, cast iron fireplaces, stripped wooden doors, skirting boards and architraves. A beautiful open plan kitchen/dining/sitting room with French doors to the garden is the heart of the home and is complemented by a separate lounge with an open fireplace overlooking the garden. Set within its own private, level gardens, this attractive home offers the perfect opportunity to live on the outskirts of Abergavenny within a mile of major amenities and within a short distance of major road and rail links. Rarely do period houses with such generous gardens, parking and garage become available on the market in this location.

- Period house with much character set in own grounds
- Fabulous open plan kitchen/dining/sitting room
- Separate Lounge with open fireplace
- Four bedrooms and two bathrooms
- Beautiful mature gardens with sun terrace to rear
- Detached double garage with electric door and parking
- Summer House and workshop/shed
- Located on the outskirts of Abergavenny

## STEP INSIDE

Enter through the front door into the welcoming entrance hall with stairs to the first floor and access to the principal ground floor rooms. The modern kitchen is well fitted and tastefully designed and decorated with a combination of contemporary touches and period features. A door from the kitchen leads into the useful utility room. The kitchen is open plan to a lovely lounge with cast iron fireplace and French doors to the garden. A separate sitting room with cast iron fireplace and a downstairs WC and shower room complete the ground floor accommodation. To the first floor there are four bedrooms, three of which have cast iron fireplaces and a family bathroom.







### STEP OUTSIDE

The house is approached via wooden gates leading to a paved driveway with parking for a number of vehicles. There is a detached double garage with electric roller door, a summer house and a workshop/shed with power and light. To the rear of the house is a private stone patio with feature working well and to the sides and front are beautifully landscaped mature gardens. The whole garden is fully enclosed with a combination of wooden fencing and mature hedges and whilst the property is situated on the fringe of town, the garden affords a degree of privacy.

### LOCATION

Poplars Road is 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.

### 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, follow the road around and you will see the turning left for Poplars Road, continue along poplars road and the property will be found on your left, opposite the turning signposted Poplars Road.

### TENURE

Freehold.

### ASKING PRICE

Guide Price £625,000

### ENERGY PERFORMANCE RATING

D

### SERVICES

We understand that there is mains electricity, gas, water and sewerage connected to the property.

Broadband:

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

Mobile:

02 likely indoors. We have been advised that the vendor can use EE indoors with no issues however we advise you to make your own enquiries. Three, 02 and Vodafone likely outdoors. Please make your own enquiries via Ofcom.

### AGENTS NOTES

- Please note that there is a tree preservation order within the boundary of The Croft.

-Lapsed outline planning was granted for a separate detached dwelling DC/2013/00677

### 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

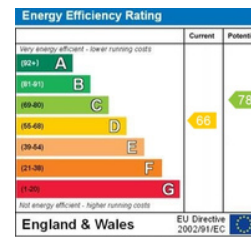
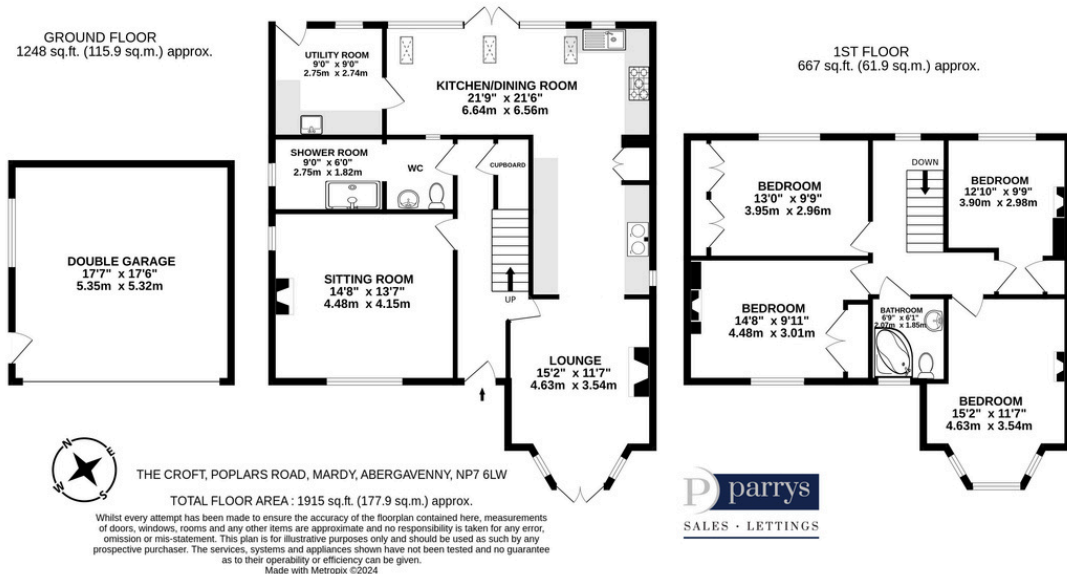
The house is registered under Title Number WA775233 - a copy of which is available from Parys.

### 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.

### 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. Parys 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.







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