



19 MIDWAY LANE

MARDY | ABERGAVENNY | MONMOUTHSHIRE | NP7 6NE

19 Midway Lane

A well presented 3 bedroomed spacious home located in the popular, established residential area of Mardy, on the northern fringe of Abergavenny and within a mile of the town centre. This ex-local authority house has been updated over recent years by the current owners to offer versatile living space by taking advantage of the large footprint of the house. A true family home with a generous garden to complement the house.

- Spacious 3 bedroom semi-detached house
- Located circa 1 mile from Abergavenny town
- 2 reception rooms plus conservatory
- Generous garden with mountain views
- Parking for several cars

STEP INSIDE

Enter through the front door into an entrance porch leading into a welcoming entrance hall with doors to the principal rooms. The spacious and bright living room flows into the large south-facing conservatory to create an area perfect for modern day family living. The modern kitchen is fitted with a range base and wall cupboards with contrasting work surfaces and integrated double oven, electric hob and enjoys views over the rear garden. Leading from the kitchen is a modern shower room and utility area and a door to the garage which has been partitioned to create an occasional room. In addition to the sitting room and conservatory is a separate dining room. To the first floor are three bedrooms, the principal bedroom has lovely views towards the Little Skirrid Mountain. The second bedroom is also double in size and bedroom three has views to the rear and built-in cupboards. The family bathroom is equipped with a modern bath with shower over and a glass shower screen, hand basin, W.C and chrome effect towel rail.





STEP OUTSIDE

The property is sat behind a low-level brick wall with brick pillars opening to a driveway for several vehicles. To the rear is a large, lawned garden with a paved patio area adjacent to the rear elevation of the house. The lawns run down to a low level wooden picket fence which is currently used as a children's play area, there is a further area of garden beyond. The rear garden enjoys views towards the mountains surrounding the town.

LOCATION

Midway Lane is situated within the ever-popular residential area of Mardy 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 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 the turning left for Midway Lane which is just before Claire Price Beauty Clinic, which is on the right hand side. Continue along Midway Lane where the property can be found near the top of the road on the left-hand side.

ASKING PRICE

Asking Price £350,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

D

SERVICES

Mains electricity, gas, water and drainage. Gas-fired central heating system.

Broadband:

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

Mobile:

02 Likely indoors. EE, Three, 02 and Vodafone 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

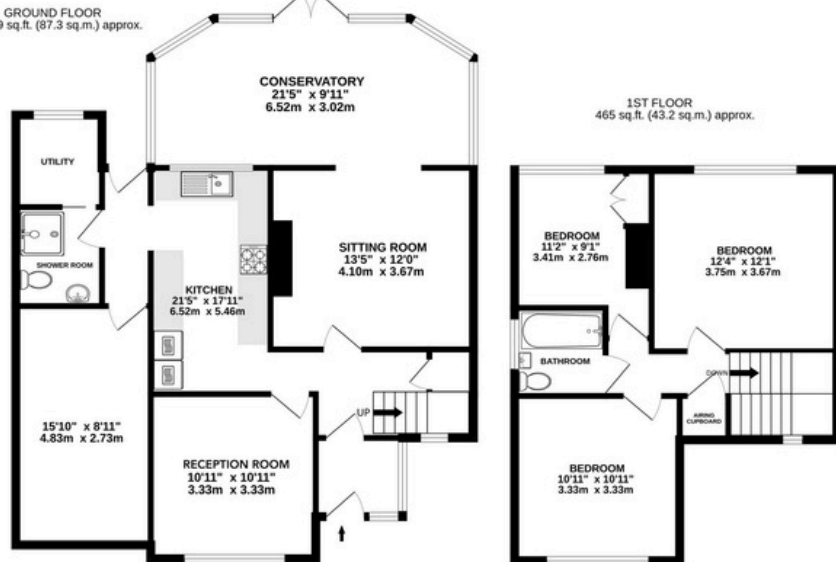
The house is registered under Title Number CYM98340 - a copy of which is available from Parrys.

FIXTURES AND FITTINGS

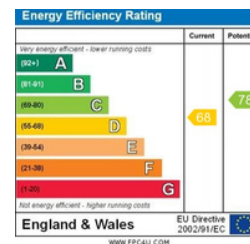
Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

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.



TOTAL FLOOR AREA: 1404 sq.ft. (130.4 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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