



4 POPLARS COURT

MARDY | ABERGAVENNY | MONMOUTHSHIRE | NP7 6NJ

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From the outside, this spacious modern 6 bedroom detached house may look like neighbouring properties. Step inside and the present owners' individual style and taste in décor reveal why this house is both a comfortable and much loved family home as well as a showcase for artistic flair. Presented over 3 floors and located in the established and popular residential area of Mardy, circa 1.5 miles from Abergavenny town centre. The house was built in 2010 by a local builder to a high standard and offers spacious and well proportioned accommodation. Complemented by an enclosed rear garden, with a level lawn and seating areas, to the front is a block paved parking area and single garage. The house is decorated with an eclectic mix of colour with an 1970's and industrial theme reflected in the fixtures and fittings and design.

- Spacious house presented over 3 floors
- Modern design with contemporary interior
- Two reception rooms and separate kitchen
- 6 bedrooms, 2 of which are en-suite
- Popular location on the outskirts of Abergavenny
- Single garage and block paved driveway with EV charger



STEP INSIDE

This modern detached house has been designed to allow the whole family space and flexibility in terms of living accommodation and the flow of the house. Enter from the front door into the vibrantly decorated entrance hall with patterned tiled floor, stairs to first floor, door to W.C., useful cloaks cupboard and access to the principal ground floor living accommodation. To the front of the house is a comprehensively fitted modern kitchen with painted wood fronted cupboards with wooden work surface over, inset electric hob and built in appliances. The traditional painted kitchen has a contemporary twist with a stainless steel fronted unit housing two built in ovens, a fridge freezer and cupboards. A useful utility room with door to outside is situated to the rear of the kitchen. To the rear of the house is a generously sized sitting room with double doors opening out into the garden and feature fireplace housing a gas fire. Open plan into the dining room with window overlooking the rear garden, both the sitting room and dining room have attractive modern vertical radiators and wood effect flooring throughout. Stairs rise from the entrance hall to the first floor landing where four bedrooms, one of which has an en-suite shower room, are located. The first floor is completed by a family bathroom with modern bath suite. Stairs rise to the second floor to two further bedrooms, with sloping ceilings, one of the bedrooms has an en-suite shower room finished in a contemporary industrial style. The second floor is perfect for guests, teenagers or for use as a study.

STEP OUTSIDE

The front of the house is set back from the road with an extensive block paved driveway with parking and access to the integral garage. Side access leads to the rear garden with a paved terrace adjoining the rear of the house, accessed from both the utility room door and from the sitting room French doors. Beyond the stone terrace is a level lawn and separate decked area, ideal for enjoying the garden both at leisure or entertaining friends and family. From the garden are glimpses towards the surrounding mountains and countryside.

LOCATION

Mardy is approximately 1.5 miles from Abergavenny town centre and has a shop/post office, hairdressers and beauty salon and public house. Abergavenny has a wide range of facilities including schools, doctors, dentists, library, theatre, cinema, leisure centre with swimming pool, shops, supermarkets, cafes and restaurants. Abergavenny hosts events throughout the year including the popular Food Festival each September and the town and surrounding area is now well known for its high quality restaurants and food producers. From the property there is easy access to the local bus route and for commuting the A465 is a short drive and links with the A40 for access to Cardiff, Newport, Hereford and the Valleys and the motorway network (M4, M5 and M50 for London, Bristol and the Midlands). There is a mainline railway station and a bus station in Abergavenny.

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.

ASKING PRICE

Offers in Excess of £500,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

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SERVICES

We understand that there is mains electricity, gas, water and sewerage connect 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. EE, Three, 02 and Vodafone likely outdoors. Please make your own enquiries via Ofcom.

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

Band - G. 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 CYM367627 - a copy of which is available from Parrys.

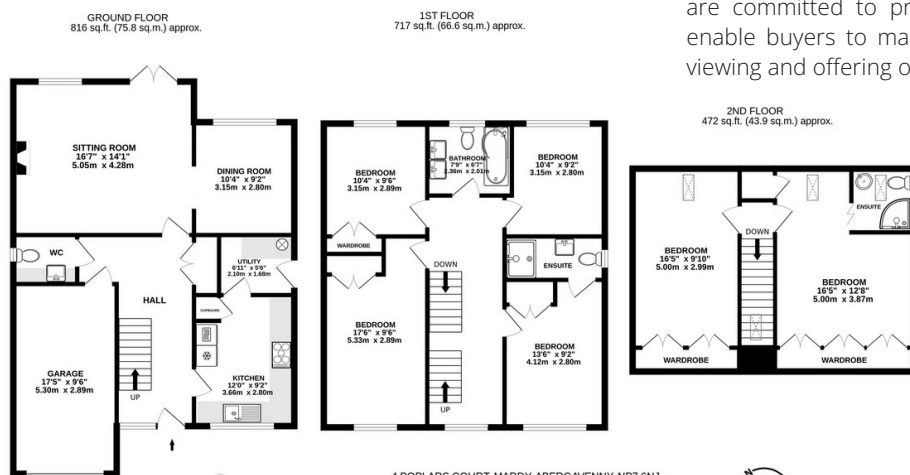
There are the following restrictive covenants contained within the title : (1) The property can only be used as a private dwelling (2) The property is on a private road- the maintenance of the hedge row along the left side (when entering the road) is jointly completed by numbers 1,3,4 (the property) and 5.

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

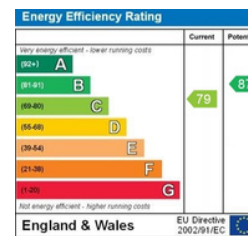
From Frogmore Street in Abergavenny bear right at the war memorial opposite Tesco into Park Road. At the third set of traffic lights turn left opposite the Esso petrol station onto Hereford Road. Follow Hereford Road for approximately a mile and having passed through Mardy village turn left into Greystones Avenue. Continue on this road until you reach the right hand turning signposted 'Poplars Court, Cwrt Poplys'. The property is located in front of you and is the middle house.



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SALES - LETTINGS

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TOTAL FLOOR AREA: 2005 sq.ft. (186.3 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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