



# 18 THE NEWLANDS

MARDY | ABERGAVENNY | MONMOUTHSHIRE | NP7 6HJ



# 18 The Newlands

A two bedroom semi detached house located in a corner plot in a popular residential area on the edge of Abergavenny town. Located in a quiet cul-de-sac of similar properties it offers good sized accommodation and wonderful views towards the rear. Further benefits also include ample off road parking and a detached garage.

- 2 bed semi detached house located in a corner plot
- Open aspect to the rear with far reaching views
- Garage and off road parking
- In a popular established area, close to local amenities
- No chain



## STEP INSIDE

You enter the property into a hallway with an open archway to the kitchen, there is a good size sitting room which leads to a sun room with sliding doors out to the garden. To the first floor are two bedrooms and a family bathroom, the principal bedroom has a built-in wardrobe and views over the garden and open countryside park beyond.







### STEP OUTSIDE

The front garden is laid to lawn with a driveway and separate single garage. A gate between the house and garage leads to the rear garden which is of a very good size and low maintenance using a mixture of paving and decking.

Ground Floor  
45.8 sq.m. (102 sq.ft.) approx.



TOTAL FLOOR AREA: 68.8 sq.m. (741 sq.ft.) 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 is given as to their operability or efficiency can be given.  
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### LOCATION

The property is within walking distance of The Mardys' local amenities and within a mile of the historic town of Abergavenny, which offers a wider range of amenities including shops, primary and secondary schools, banks, doctors, dentists, library, schools and a local general hospital. The town has a cinema, theatre and a leisure centre with indoor swimming pool, the town, and the surrounding area is also well known for its range of high quality restaurants. Abergavenny has good road and rail links for commuting and the property is situated within easy reach of road links (A40/A449) to the M4, M5 and M50 motorways for Cardiff, Bristol and Birmingham and the A465 for Merthyr, Brecon and Hereford.

### DIRECTIONS

From Abergavenny, head north on the B4521 Hereford Road for approximately 1 mile until reaching the turning right for The Newlands. Proceed left around the development and continue along this road. The property can be found on the left of you as you reach the end of the cul-de-sac.

### 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.

### AGENTS NOTES

There are the following restrictive covenants contained within the title : (1) The property is to be used as a private dwelling house for the occupation of one family and no trade or business shall be carried out from the property (2) the parking space is for the parking of a private car only i.e. no commercial vehicles, trailers, caravans or boats.

### ASKING PRICE

Asking Price £230,000

### TENURE

Freehold.

### ENERGY PERFORMANCE RATING

C

### SERVICES

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

Broadband:

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

Mobile:

02 and Three likely indoors. EE, Three, 02 and Vodaphone likely outdoors. Please make your own enquiries via Ofcom.

### LOCAL AUTHORITY

Monmouthshire County Council.

### COUNCIL TAX

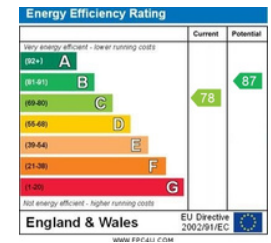
Band - D. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

### TITLE

The house is registered under Title Number WA406205 – 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.



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