



## 3 MIDWAY CLOSE

MARDY | ABERGAVENNY | MONMOUTHSHIRE | NP7 6PJ

# 3 Midway Close

A beautifully presented and well maintained four-bedroom detached family home with pretty gardens. Located on a quiet private road in the popular and well-established area of Mardy which is circa 1 mile from Abergavenny town centre. Offering a garage and driveway with ample parking.

- 4 bed detached family home
- Kitchen with separate utility room
- Pretty front and rear gardens
- Single garage and driveway parking
- Located around 1 mile from Abergavenny town centre

## STEP INSIDE

You enter through the front door into a hallway which gives you a glimpse of the presentation throughout the house. The downstairs comprises of; a light sitting room with wood burner, dining room with French doors opening out onto the garden, well fitted modern kitchen with large windows overlooking the rear garden and a breakfast bar, separate utility room with matching cabinetry and a downstairs WC. To the first floor there are four bedrooms and a family bathroom with a bath and separate shower.

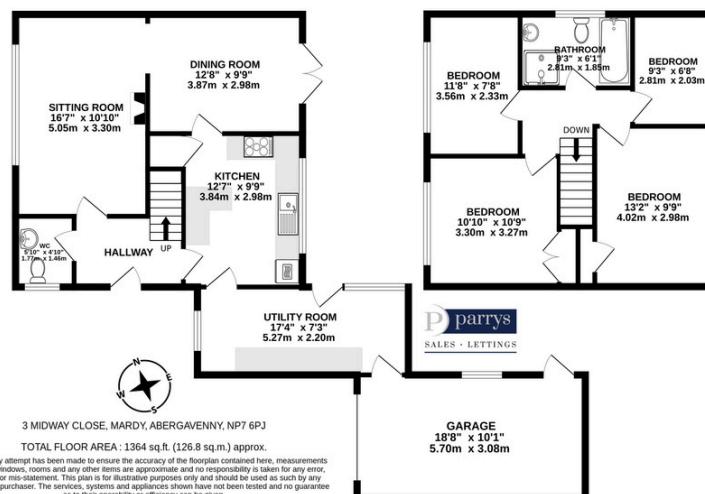




## STEP OUTSIDE

To the front of the property is a gravelled driveway leading to a single garage- a door leads through to the utility so you can access the house from here. The front garden is laid to lawn with access down the side of the property to the rear garden which is a mixture of lawned and gravelled areas. There is a fish pond complete with bridge over which is a beautiful addition to an already tranquil and private garden. The current owners have created different seating areas around the property to fully utilise every aspect of the gardens.

GROUND FLOOR  
838 sq.ft. (77.8 sq.m.) approx.



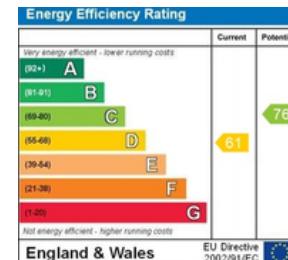
## LOCATION

Midway Close 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 breathtaking 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 and take the right hand turning sign posted 'Midway Close 1,2,3'. The property can be found in front of you and you bear right around the corner.

1ST FLOOR  
527 sq.ft. (48.9 sq.m.) approx.



Scan to view video  
of the house



## ASKING PRICE

£435,000

## TENURE

Freehold.

## ENERGY PERFORMANCE RATING

C. To view the full EPC please visit the [www.gov.uk](http://www.gov.uk)

## SERVICES

We understand that there is mains electricity, water and drainage connected to the property and oil fired central heating.

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 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

The house is registered under Title Number CYM45870 - a copy of which is available from Parrys.

## AGENTS NOTES

There is a covenant on the property to say that the owner of this property is responsible to pay and contribute one third of the cost of the maintenance/ repair and upkeep of the common driveway. To keep clear the communal driveway for vehicular access.

Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.

