



PEN-LON

FIRS ROAD | MARDY | ABERGAVENNY | MONMOUTHSHIRE | NP7 6NB



Ahead of the curve

Pen-Lon

A three bedroom detached house located on a quiet road in a popular residential area of Abergavenny. With views from the upstairs windows over the surrounding countryside this property is surprisingly spacious and well presented throughout. The rear garden is private, enclosed and of a generous size and there is off road parking to the front of the property. Being offered with no onward chain.

- Detached three storey built in 2014
- Three bedrooms, all of which are doubles
- Open plan kitchen/dining room with French doors to the garden
- Located in a popular residential area on the outskirts of Abergavenny
- No chain

STEP INSIDE

The accommodation briefly comprises; Entrance hall with doors off to the sitting room, downstairs WC and kitchen/dining room which has French doors leading out to the garden. The first floor has two double bedrooms, one of which has an ensuite with shower and a family bathroom next to a useful storage cupboard on the landing. The second floor boasts another double bedroom with views out of the windows over the surrounding countryside.





STEP OUTSIDE

To the front of the property there is driveway parking and a raised gravelled area which would be ideal for a small table and chairs. To the side is a gate with path to a rear garden which is tiered into separate lawned levels with a patio area directly outside the back of the property.

LOCATION

The property is within walking distance of The Mardy' local amenities 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 Claire Price Beauty and Morrisons on the right-hand side. Take the next turning left into Greystones Avenue and follow the road round to the right as it turns into Poplars Road, proceed to the top of this road, the turning to Firs Road will be found in front of you and the property can be found on the corner of this junction.

ASKING PRICE

Offers in Excess of £375,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

C

SERVICES

We are advised that the property is connected to mains gas, electric, water and drainage.

Broadband:

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

Mobile:

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

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

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

COVENANTS

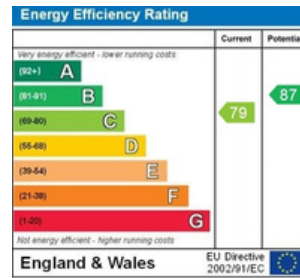
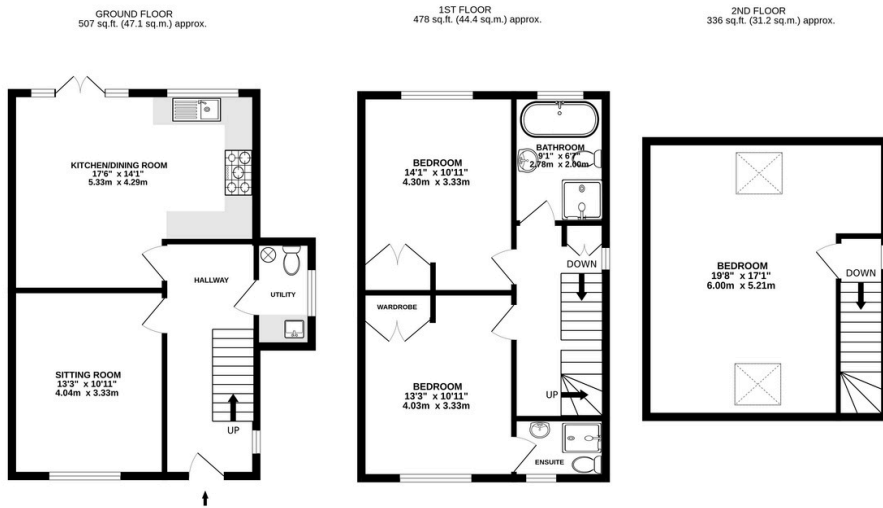
The house is registered under Title Number WA441444 - a copy of which is available from Parrys.

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

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TOTAL FLOOR AREA: 1321 sq.ft. (122.7 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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