



27 MEADOW LANE

ABERGAVENNY | MONMOUTHSHIRE | NP7 7AY

27 Meadow Lane

This well presented, three bedroom detached bungalow is situated in a desirable location on the western side of Abergavenny within minutes of the town centre. Set within a substantial corner plot offering ample parking and a garage, all with views over the surrounding countryside this property is a must see.

- Bungalow on the desirable western side of Abergavenny
- Tastefully updated kitchen and neutrally presented throughout
- Extensive corner plot
- Garage and driveway providing ample parking
- Within easy access of Abergavenny town centre
- Views across surrounding countryside and mountains

STEP INSIDE

The property is entered through a part glazed door in the hallway with doors off to the principal rooms. The good-sized lounge has a large picture window overlooking the front garden and a feature fireplace with electric fire. The kitchen/diner has been fitted out with modern wall and base units and is a bright room with windows overlooking the rear garden and access to the conservatory which is currently being used as a utility room. Three bedrooms can be found grouped together on the other side of the bungalow, one of which is currently being used as a study. The principal bedroom has an ensuite wet room and a family bathroom completes the accommodation.



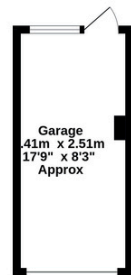
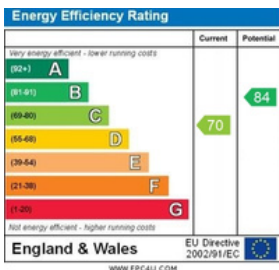


STEP OUTSIDE

The property is situated in an extensive corner plot and offers wonderful countryside views from many aspects. The low maintenance rear garden is a mixture of paving, gravel and decking which offers different seating areas and can be accessed through the utility room and also through a side gate between the house and the single garage and another gate from the side parking bay. The front garden is laid to lawn and wraps around to the side of the bungalow where a separate parking bay can be found. The single garage is separate to the property with a driveway in front.

AGENTS NOTES

The property is to be used as a private dwellinghouse and shall not be used for business, trade or manufacturing purposes.



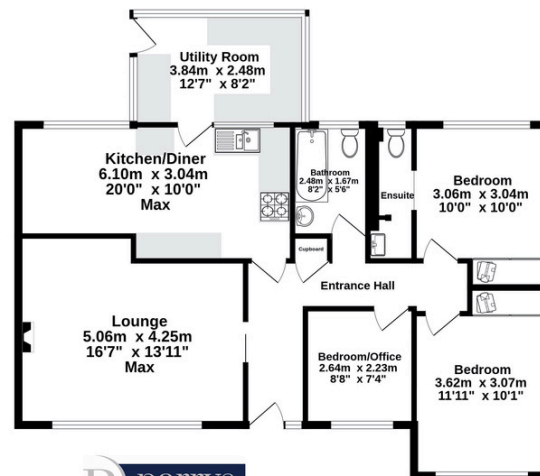
LOCATION

Meadow Lane is located on the western side of Abergavenny and is just over a mile away from the town centre. The town offers a range of amenities including high street and independent shops, schools, doctors, dentists, a library, theatre and cinema. Abergavenny hosts regular markets and events throughout the year, including the annual Food Festival, and the area is renowned for high quality restaurants within the town and surrounding areas. There are excellent road links for commuting with easy access to the A40/A449 for links to the M4/M5 and M50 motorways and the A465 for the Heads of the Valleys. Abergavenny has a mainline railway station.

DIRECTIONS

From Abergavenny town centre take the A40 out towards Crickhowell. Continue over the mini roundabout, passing the petrol station on your left hand side. Continue on the A40 and take the second right hand turning into Belgrave Road. Proceed up the road and take the left hand turning into Knoll Road, bear right at the end of this road and continue into Cresta Road. The property can be found towards the end of this road in a corner plot on your left hand side.

Ground Floor
105.3 sq.m. (1133 sq.ft.) approx.



TOTAL FLOOR AREA: 105.3 sq.m. (1133 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 as to their operability or efficiency can be given.
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ASKING PRICE

Asking Price £425,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

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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 likely indoors. EE, Three, 02 and Vodafone 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.

TITLE

The house is registered under Title Number WA70258 - 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.



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