



# 9 GLAN GAVENNY

ABERGAVENNY | MONMOUTHSHIRE | NP7 6NQ



# 9 Glan Gavenny

This attractive three-bedroom link-detached house is situated on a sought after small development on the edge of the historic town of Abergavenny, approximately one mile from the town centre. The property has been well-maintained and is presented in excellent order throughout. The property is situated in a generous plot and the rear garden is south facing.

- Modern three-bedroom semi-detached home
- Well-presented throughout
- Situated on a small and popular development
- Good sized plot with rear south facing garden
- Single garage and driveway parking
- Circa 1 mile from the town centre

## STEP INSIDE

A part-glazed front entrance door opens into a welcoming entrance hall with access to the downstairs cloakroom and stairs to the first floor. A spacious sitting room overlooks the front garden and leads through to the modern kitchen and breakfast room. The kitchen has an L shaped breakfast bar and space for a dining table and leads through double sliding doors to the bright conservatory which is currently being used as another living area and has French doors leading out to the patio. To the first floor are three bedrooms; the principal bedroom is a well-proportioned double with cupboard over the stairs and an ensuite with shower. Two more bedrooms and a modern family bathroom complete the accommodation.







## STEP OUTSIDE

To the fore the property benefits from a driveway providing parking for several vehicles with open lawned front garden. The rear garden faces south and is mainly laid to lawn but also offers brick and gravel sitings areas along with a decking area adjoining the conservatory. The borders of the garden offer a range of plants and shrubs. The garden is surrounded by timber fencing to either side.

## AGENTS NOTES

That front gardens shall not have fencing surrounding the property and caravans, mobile homes cannot be parked for a time on the driveways.

## LOCATION

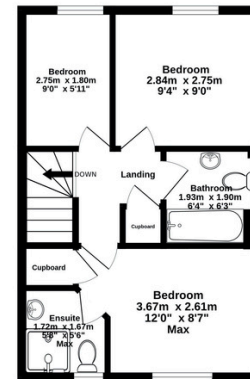
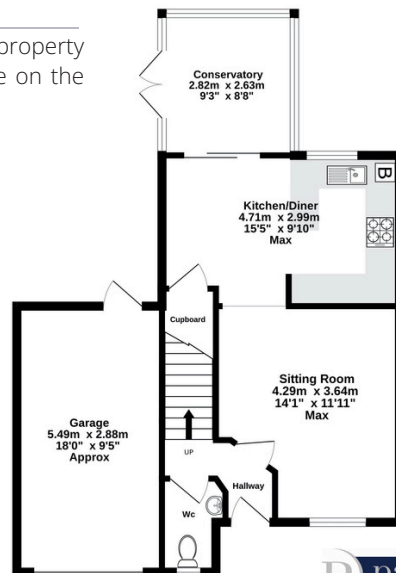
Glan Gavenny is in a popular residential area within a reasonable walking distance of Abergavenny town centre. The historic market town offers a wide range of amenities including shops, primary and secondary schools, banks, doctors, dentists, a library and a general hospital. Abergavenny has a leisure centre with swimming pool, a cinema, theatre and the area is well known for its many high quality restaurants. The town has a mainline railway station and good road links for commuting; the property is situated within easy reach of the commercial centres of south Wales via the Heads of the Valleys road and the A40/A449 linking to the M4, M5 and M50 motorways for Cardiff, Bristol and the Midlands.

## DIRECTIONS

From Abergavenny take the Hereford Road towards Mardy. After crossing the railway bridge, take the right-hand turning into Grosvenor Road. Continue along Grosvenor Road until reaching a turning on the right-hand side into Glan Gavenny. Take the next right hand turning into Glan Gavenny, proceed around the corner bearing right. Number 9 can be found in front of you on the left hand side.

Ground Floor  
57.8 sq.m. (622 sq.ft.) approx.

1st Floor  
34.0 sq.m. (366 sq.ft.) approx.



**parrys**  
LETTINGS • SALES  
parrys.com

## ASKING PRICE

Guide Price £350,000

## 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:

EE, Three, 02 and Vodafone (Indoors and 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

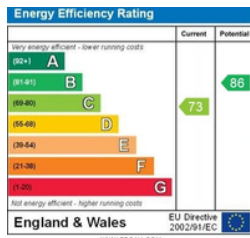
The house is registered under Title Number WA921463 – a copy of which is available from Parrys.

## 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.

## 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.







PRINTED ON SUSTAINABLE PAPER  
PLEASE RECYCLE AFTER USE



@parrys.com #puttingdownroots #ParrysHappy

21 Nevill Street, Abergavenny NP7 5AA | Tel: 01873 858990 | [abergavenny@parrys.com](mailto:abergavenny@parrys.com)

**P** parrys  
Ahead of the curve