



157 CROESONEN PARC

ABERGAVENNY | MONMOUTHSHIRE | NP7 6PG

157 Croesonen Parc

This three bedroom link detached property is situated in a cul-de-sac in the popular Croesonen Parc development on the outskirts of Abergavenny. Set within a large corner plot with front and rear gardens, both of which have views over the surrounding countryside.

- Link detached three-bedroom property
- Well-presented throughout
- Large corner plot with front and rear gardens
- Beautiful views over the surrounding countryside
- Attached garage and driveway parking
- Popular residential area on the outskirts of Abergavenny

STEP INSIDE

The accommodation briefly comprises to the ground floor: Entrance Hall with stairs up to the first floor, sitting room with bay window overlooking the front garden. Double doors lead through to the dining room which has sliding doors out to the rear patio and a door through to the kitchen with a large window letting light flood in.

To the first floor are 3 bedrooms, two of which have built in wardrobes. A family bathroom and airing cupboard on the landing complete the accommodation.





STEP OUTSIDE

A driveway leads to the attached garage which also has a door leading to the rear garden. The front garden wraps around the side of the property and is hidden from the road by the hedge that curves around the lawn. A side gate gives access to the rear garden which is mainly laid to lawn with mature shrubs and hedges and has beautiful views over the surrounding countryside.

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.

DIRECTIONS

Take the Hereford Road from Abergavenny towards Mardy. After passing the sign for the Mardy, take the next right turn in Croesonen Parc. Bear left and take the left hand turning sign posted 157 and the property can be found on your right hand side

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.

TITLE

The house is registered under Title Number CYM202029 – a copy of which is available from Parrys.

LOCATION

Croesonen Parc is approximately 1 mile from the historic town of Abergavenny which offers a wide range of amenities including shops, primary and secondary schools, banks, doctors, dentists, library, schools and local general hospital. The town has a cinema, theatre and a leisure centre with indoor swimming pool. Abergavenny and the surrounding area is now 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.

LOCAL AUTHORITY

Monmouthshire County Council.

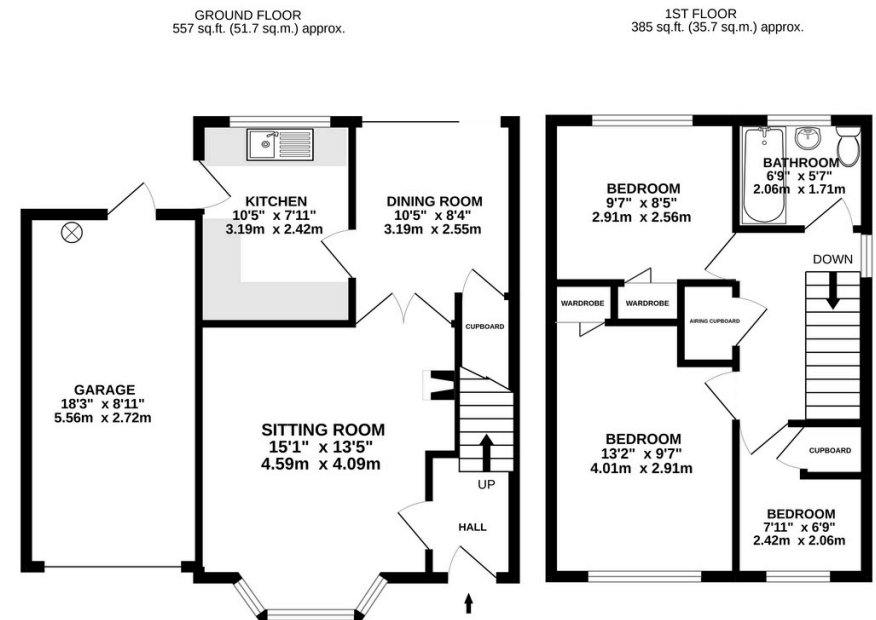
COUNCIL TAX

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.

AGENTS NOTES

Please note Photographs were taken in 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



ASKING PRICE

Offers in Excess of £325,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

D

SERVICES

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

Broadband:

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

Mobile:

Three, O2 and Vodaphone likely indoors. EE, Three, O2 and Vodaphone likely outdoors. Please make your own enquiries via Ofcom.

TOTAL FLOOR AREA: 941 sq.ft. (87.5 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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