



# 118 CROESONEN PARC

ABERGAVENNY | MONMOUTHSHIRE | NP7 6PF

# 118 Croesonen Parc

This three bedroom link detached property is set within a large corner plot and is situated in a cul-de-sac in the popular Croesonen Parc development on the outskirts of Abergavenny. Well loved by its previous owner, the property could now do with some modernisation throughout and is being offered with no onward chain.

- Link detached three-bedroom property
- Large corner plot with side and rear gardens
- Attached garage and driveway parking
- Popular residential area on the outskirts of Abergavenny
- Far reaching views towards the Bloreng Mountain
- No onward chain



## STEP INSIDE

The accommodation briefly comprises to the ground floor: Entrance Hall with stairs up to the first floor, sitting room with bay window and electric fire which is open plan through to the dining room with doors leading off to both kitchen and conservatory. The kitchen has windows facing into the conservatory and a cupboard housing a boiler and leads through to the rear hall with doors off to the integrated garage, downstairs shower room and conservatory. The conservatory overlooks the rear garden with French doors opening out onto the patio area. 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 integrated garage which has double doors providing vehicular access. A paved area leads to the front door and lawned area which wraps around the side of the property and is surrounded by a low wall and mature shrubs. A side gate gives access to the rear garden which is laid to lawn and bordered by a paved path with mature shrubs and plants.

### 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

From Abergavenny town centre take the B4521 Hereford Road towards Mardy and proceed for approximately half a mile where the turning to Croesonon Parc can be found on the right-hand side. Follow the road, bearing left and take the fourth road on the right. The property can be found on the left 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

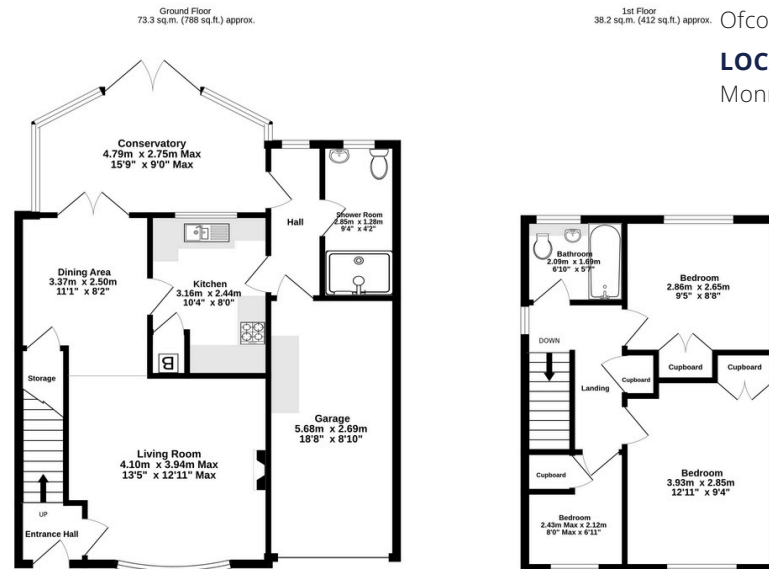
The property title is un-registered. The solicitor acting has a hard copy of the deeds.

### LOCATION

Croesonon Parc is approximately 1 mile from the historic town of Abergavenny which offers a wide range of amenities 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.

### 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.



TOTAL FLOOR AREA: 111.5 sq.m. (1200 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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

Offers in Excess of £300,000

### TENURE

Freehold.

### ENERGY PERFORMANCE RATING

D

### SERVICES

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

Broadband:

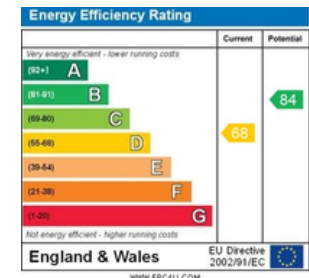
Standard and superfast broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach

Mobile:

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

### LOCAL AUTHORITY

Monmouthshire County Council.





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