



3 ORCHARD STREET

ABERGAVENNY | MONMOUTHSHIRE | NP7 7DU

3 Orchard Street

A traditional stone fronted end of terrace house located on the popular western side of Abergavenny, conveniently located close to amenities including Cantref Primary School. With two bedrooms and two reception rooms alongside a large garden this property is surprisingly spacious. The property offers period features including cast iron fireplaces and high ceilings along with modern comforts.

- Traditional stone fronted two bedroom property
- Two spacious reception rooms and bedrooms
- Generous sized charming rear garden
- Located on the popular western side of Abergavenny
- No onward chain

STEP INSIDE

Enter through a part glazed front door into a hallway with stairs up to the first floor and a doors off to the sitting room with its bay window (offering an abundance of light) and feature fireplace and dining room also with fireplace. The kitchen is located at the rear of the property and has a door opening out into the garden. On the first floor are two bedrooms and a well-appointed family bathroom. The principle bedroom offers far reaching countryside views and the second bedroom has lovely views over the Sugarloaf Mountain.





STEP OUTSIDE

The property is approached via a gate which leads into a small front garden which has been laid to gravel and has a path leading to the front door. The garden to the rear extends diagonally from the house offering a large lawned area with a patio directly outside the door from the kitchen. To the rear boundary is a gravel area which is an ideal space for sitting and enjoying the outside space. A shed and brick outbuilding houses a W.C. and could be used for storage.

AGENTS NOTES

The property owns a lane to the left hand side of the property over which there are rights of way for neighbouring properties. Full details of all rights of access to be covered at viewings.

DIRECTIONS

From Abergavenny town take the Brecon Road. After passing Station Road Surgery on the right hand side, take the next right hand turning into Chapel Road. Go along the road, through the speed restricted area and take the left turning into Orchard Street. The property can be found along this road on your right hand side.

FIXTURES AND FITTINGS

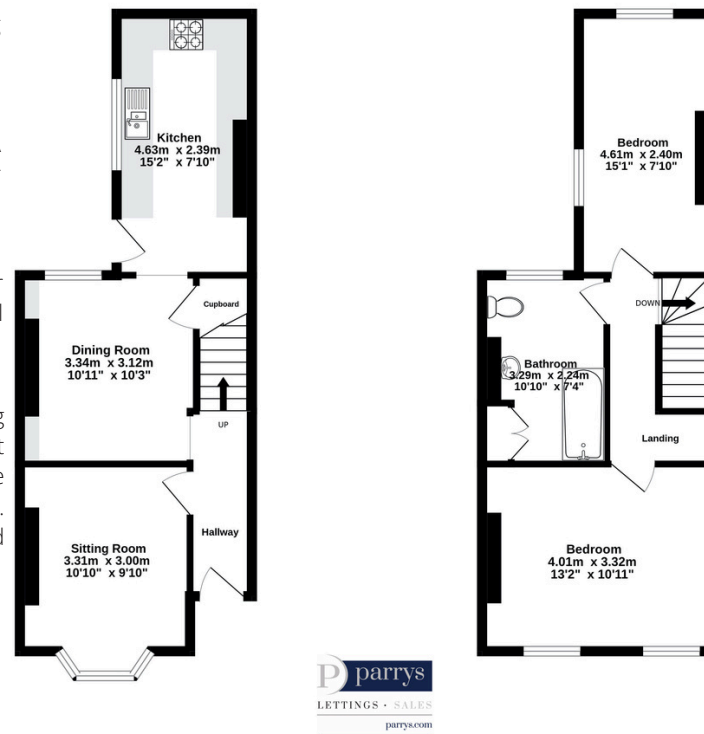
Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

LOCATION

Situated on the western side of Abergavenny in a popular and established residential area, the property is conveniently positioned for access both to the town centre, with Belgrave Park nearby and Nevill Hall within walking distance also major roads for commuting and the open countryside between Abergavenny and Crickhowell. The town centre is in close proximity and a local bus serves the area. The town centre has a range of shops, banks, cafes, restaurants, doctors, dentists, a library, theatre and cinema. This area is within the catchment area of the popular Cantref School. Abergavenny has a mainline railway station and there are good road links to the M4, M5 and M50 motorways.

Ground Floor
36.5 sq.m. (393 sq.ft.) approx.

1st Floor
37.2 sq.m. (401 sq.ft.) approx.



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TOTAL FLOOR AREA: 73.8 sq.m. (794 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Guide Price £270,000

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: Filled in using the below website to check what is available EE, Three, O2 and Vodafone limited indoors and likely outdoors. Please make your own enquiries via Ofcom.

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

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

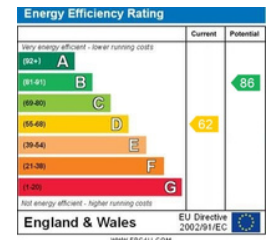
TITLE

The house is registered under Title Number WA830781 – a copy of which is available from Parrys.

CONSUMER PROTECTION REGULATIONS

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Scan to view video of the house





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