



10 GWENT PLACE

MARDY | ABERGAVENNY | MONMOUTHSHIRE | NP7 6NG

10 Gwent Place

A substantial extended four-bedroom family home that has been updated to an exceptionally high standard throughout. The contemporary kitchen/diner offers a large entertaining space opening out onto the garden which enjoys beautiful views towards the Skirrid Mountain. Located in a popular residential area in Abergavenny within walking distance of the local primary school and amenities.

- Extended four-bedroom family home
- Updated to a high standard and well-presented throughout
- Within walking distance of the primary school and local amenities
- Enclosed rear garden adjoining playing fields with beautiful mountain views
- Driveway parking

STEP INSIDE

The entrance hall has stairs rising to the first floor and a door which leads through to the sitting room with a wood burning stove. The open plan kitchen/dining room has French doors opening out into the garden and a neutral tile floor throughout. With a range of base and wall units offering plenty of storage, the kitchen has been thoughtfully laid out to maximise the space and also includes a useful breakfast bar. The L shaped room offers space for a dining table as well as a separate seating area making it a versatile living space. A utility area and downstairs cloakroom complete the ground floor accommodation. To the first floor are four bedrooms and a modern family bathroom. The principal bedroom has an ensuite with a shower and stepladder access from the third bedroom leads to a loft room with velux window.





STEP OUTSIDE

The garden can be accessed through French doors from the kitchen which open on to the patio area which runs along the entire rear of the property. Overlooking the adjoining playing fields and enjoying lovely views towards The Skirrid Mountain and Little Skirrid. The garden is mainly laid to lawn with some raised stone planters, a garden shed and wood store. A gate at the rear of the property gives direct access out to the park and a side gate gives access to the front of the property which has a paved driveway for off road parking.

LOCATION

The property is within walking distance of The Mardys' local amenities and within a mile of the historic town of Abergavenny, which offers a wider range of amenities including shops, primary and secondary schools, banks, doctors, dentists, library, schools and a local general hospital. The town has a cinema, theatre and a leisure centre with indoor swimming pool, the town, and the surrounding area is also 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.

DIRECTIONS

From Abergavenny take the Hereford Road towards Mardy. Take the left hand into Gwent Road. Take the next left hand turning into Gwent Place where the property can be found on your left hand side.

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.

ASKING PRICE

£360,000

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

Mobile:

Three and 02 likely indoors. EE, Three, 02 and Vodafone likely outdoors. Please make your own enquiries via Ofcom.

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

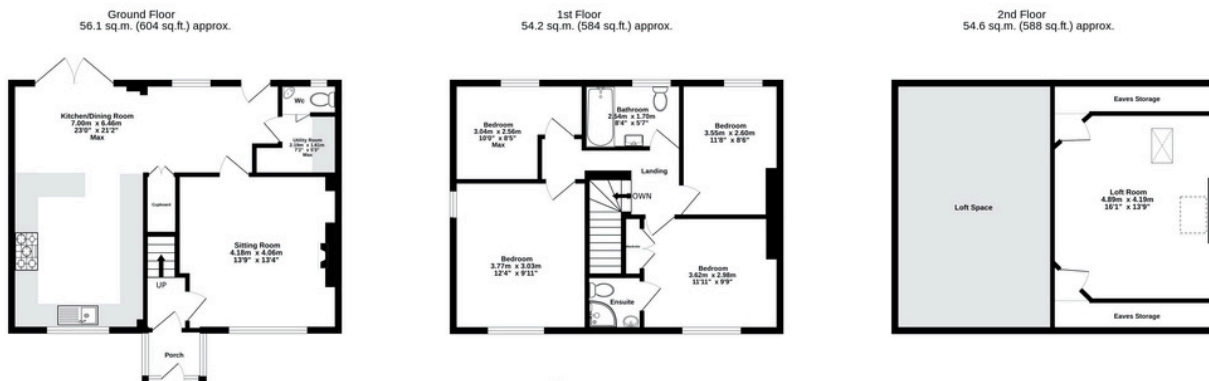
Band - C. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

TITLE

The house is registered under Title Number WA976963 – 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.

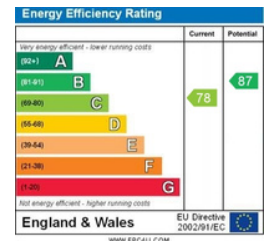


TOTAL FLOOR AREA : 164.9 sq.m. (1775 sq.ft.) approx.

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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Scan to view video of the house





Seller Insight

“ We moved into our family home two weeks before the first lockdown of 2020. Our home has proven to be versatile with plenty of space for home working. The kitchen/diner has been the centre of family life. Mardy has a lovely community and access to the park through the back gate has been incredibly convenient. Good schools and easy access to town makes it suitable for all!

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



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