



# 14 GREYSTONES CRESCENT

ABERGAVENNY | MONMOUTHSHIRE | NP7 6JY

# 14 Greystones Crescent

A three bedroom detached family home which has been well maintained by the current owner and is located on a no through road in the popular residential area of Mardy. The property offers well-proportioned accommodation and is situated within a generous plot, with ample off-road parking and a detached garage.

- Three bedroom detached house
- Popular residential area on a no through road
- Ample off-road parking and detached garage
- Located around 1 mile from Abergavenny town centre
- No onward chain

## STEP INSIDE

The ground floor accommodation is well-proportioned and offers a nice flow through the living areas. A spacious sitting room is open plan through to the dining room, with French doors opening out onto the garden. The kitchen is fitted with a range of base and wall cupboards and overlooks the garden with a side door giving easy access outside to the driveway and garage. A separate WC completes the downstairs accommodation. To the first floor are three bedrooms and a family bathroom.





### STEP OUTSIDE

The property is set back from the road and has a gravelled front garden with a flower bed, which could double up as extra parking. The driveway leads to the detached garage offering ample parking. The rear garden has a patio area adjoining the back of the house with a separate lawned area and raised flower beds with a range of plants and shrubs.

### AGENTS NOTES

- The property is to be used as a private dwellinghouse and is to be occupied by one family
- Not to make any exterior alterations and additions without prior written consent

### 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, head north on the B4521 Hereford Road for approximately 1 mile until reaching Claire Price Beauty and Morrisons Daily on the right-hand side. Take the next turning left into Greystones Avenue and then the second right-hand turning into Greystones Crescent. The property can be found half way up this road on your right-hand side.

### LOCATION

Greystones Crescent is located just off the Hereford Road in the Mardy area at the northern fringe of Abergavenny, around 1 mile from the town centre. A good bus service runs from Mardy to the town centre. Abergavenny 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 breath-taking 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.

### TITLE

The house is registered under Title Number WA364104- 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: 97.5 sq.m. (1049 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors 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 not 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

£325,000

### TENURE

Freehold.

### ENERGY PERFORMANCE RATING

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### 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

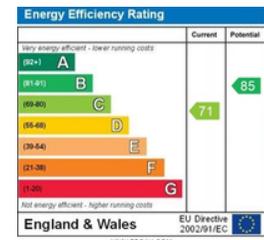
Mobile: 02 likely indoors. EE, Three, 02 and Vodaphone likely outdoors. Please make your own enquiries via Ofcom.

### 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.



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