



1 POPLARS COURT

ABERGAVENNY | MONMOUTHSHIRE | NP7 6NJ

 **parrys**
Ahead of the curve

WELCOME TO 1 POPLARS COURT

Located in the popular and established residential area of Mardy, circa 1.5 miles from Abergavenny town centre is this spacious and modern family home built in 2007 by a local builder. Presented over three floors this exceptionally well presented property offers substantial accommodation throughout and a low maintenance garden which is perfect for entertaining easily accessed from the main living areas of the house. In addition, there is off road parking to front of the property and to the rear in front of the double garage.

KEY FEATURES

- Spacious and modern family home over 3 floors
- Modern finish and presented to an excellent standard
- Two reception rooms and kitchen/dining area
- 6 bedrooms, 2 with en suite
- Double garage and parking to the front and rear of the property



GROUND FLOOR

This modern detached house is perfectly laid out for family living, with an open plan kitchen and dining area, comprising of a range style cooker, comprehensive array of base and wall cupboards, contemporary in design with contrasting dark worksurfaces and tiled splash backs. Tiled flooring leads from the entrance hallway which flows straight through to the bi-folding doors which create a seamless transition from the dining area into the rear garden. There is an additional large glass window which helps create a delightfully light area to cook and entertain. There is a large sitting room with feature bay window to the front and with bi-folding door to the rear, which again leads out to the rear garden onto a decked area. A further reception room which is ideal for use as a study, could also be used as a playroom or separate sitting room for older children. The useful utility room leading off the kitchen and WC completes the ground floor accommodation.





FIRST FLOOR

Stairs rise to the first floor where there are four bedrooms, all are good sizes with one room currently being used as dressing room. The principal bedroom has a pretty bay window, built in storage and spacious en suite bathroom with a standalone roll top style bath and separate shower. The main family bathroom on the first floor has a shower over the bath and is impeccably well presented in a similar style as the en suite with modern flair and beautiful tiling.





SECOND FLOOR

To the second floor are two further double bedrooms, one with its own en suite.



OUTSIDE

To the front of the house, there is a spacious driveway area, setting the property back from the road, there is space for multiple vehicles and a side gate allowing access down the side of the property to the rear.

The rear garden has been designed for modern low maintenance living, perfect for entertaining family and friends being easily accessed from either the kitchen or main sitting room. The area comprises of decking and modern paved patio slabs, the area could easily be accessorised by potted plants and shrubbery if someone wanted to add some additional colour and texture to the garden. There is a pergola with a pitched roof, which is a perfect space to enjoy a barbeque or just al fresco dining while in need of some shade or shelter.

There is access from the rear garden into the double garage via a single door. The garage has power and electric roller doors to the front, where there are two further parking spaces available.



LOCAL AREA

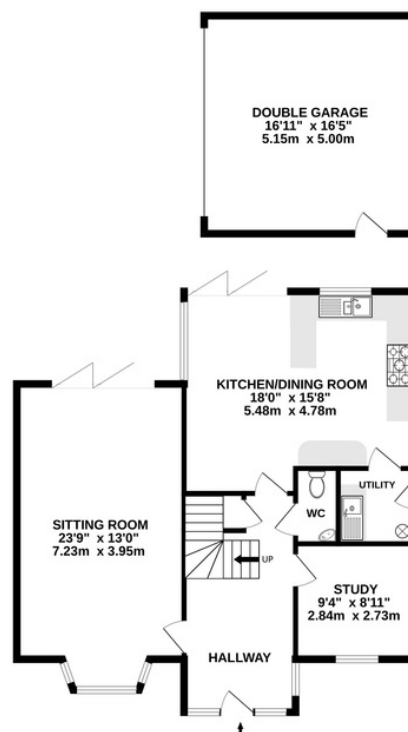
Mardy is approximately 1.5 miles from Abergavenny town centre and has a shop/post office, hairdressers and beauty salon and public house. Abergavenny has a wide range of facilities including schools, doctors, dentists, library, theatre, cinema, leisure centre with swimming pool, shops, supermarkets, cafes and restaurants. Abergavenny hosts events throughout the year including the popular Food Festival each September and the town and surrounding area is now well known for its high quality restaurants and food producers. From the property there is easy access to the local bus route and for commuting the A465 is a short drive and links with the A40 for access to Cardiff, Newport, Hereford and the Valleys and the motorway network (M4, M5 and M50 for London, Bristol and the Midlands). There is a mainline railway station and a bus station in Abergavenny.

Scan to view video of the house

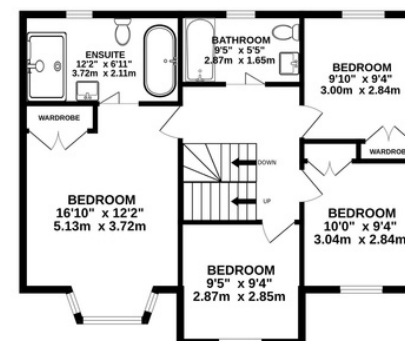


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

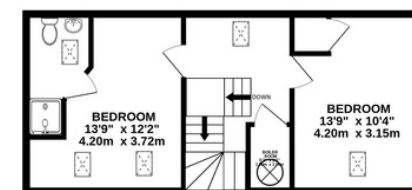
GROUND FLOOR
1116 sq.ft. (103.7 sq.m.) approx.



1ST FLOOR
713 sq.ft. (66.3 sq.m.) approx.



2ND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1 POPLARS COURT, ABERGAVENNY, NP7 6NJ

TOTAL FLOOR AREA : 2255 sq.ft. (209.5 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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INFORMATION



Asking Price: £525,000

Local Authority: Monmouthshire County Council

Council Tax Band: G

EPC Rating: C. To view the full EPC please visit www.gov.uk

Tenure: Freehold

Services: We are advised that the property is connected to mains electricity, gas, water and drainage. Gas fired central heating.

Broadband: Standard, superfast and ultrafast full fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

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

Title: The house is registered under Title Number CYM366154- a copy of which is available from Parrys.

Directions: From Frogmore Street in Abergavenny bear right at the war memorial opposite Tesco into Park Road. At the third set of traffic lights turn left opposite the Esso petrol station onto Hereford Road. Follow Hereford Road for approximately a mile and having passed through Mardy village turn left into Greystones Avenue. Continue on this road until you reach the right hand turning signposted 'Poplars Court, Cwrt Poplars'.

What 3 Words: ///mows.growth.situation

Agent's Notes: The maintenance of the road to the side of the property is the responsibility of numbers 1 (the property), 2, 3, 4 and 5. There is a right of way to access the garage.

Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.



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