



19 Cantref Road  
Abergavenny, Monmouthshire, NP7 7DL

Watts  
& Morgan



# 19 Cantref Road

Abergavenny, Monmouthshire, NP7 7DL

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**Guide price: £295,000 Freehold**

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A traditional semi-detached home at the end of this cul-de-sac with a good sized garden and considerable scope to extend as many others in the street have done. Living room, kitchen, family living/dining room. Also ground floor WC. To the first floor: three bedrooms and family bathroom. Off-road parking for at least two cars, garden surrounding to three sides including timber store shed to remain, lawn and paved patio seating area.



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## Directions

Abergavenny Town Centre – about half a mile

Cardiff City Centre – 32.5 miles

M4 J24 Coldra – 21 miles

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## Summary of Accommodation

### About the property

Understood to have been built in the mid 1930's, No.19 Cantref Road is a great property offering much scope to further improve and extend as many others in the street have done (subject to any appropriate consents). An entrance porch has a staircase leading to the first floor and door opening to the lounge. The lounge looks over the front garden and into the head of the cul-de-sac and it has, as a focal feature, an electric fire recessed within a chimney breast. A connecting door links through to the generous kitchen with a window overlooking the rear garden and adjacent doors opening to the same. Kitchen includes a freestanding oven and hob, plumbing for a dishwasher and washing machine and with space for a low level freestanding fridge. There is a neat understairs storage area. Connecting door from here leads to a rear entrance hallway off which there is a cloakroom and giving access to the family lounge (originally the garage of the property). This family room is a particularly generous space with ample room for seating and for a dining table with a door opening to the front and windows overlooking the same.

To the first floor the central landing area has doors leading to all three bedrooms and to the family bathroom. The two largest bedrooms look to the front and rear respectively, the third bedroom is a generous single overlooking the back garden. All share use of the family bathroom with its 3-piece bathroom suite in white with electric shower over.

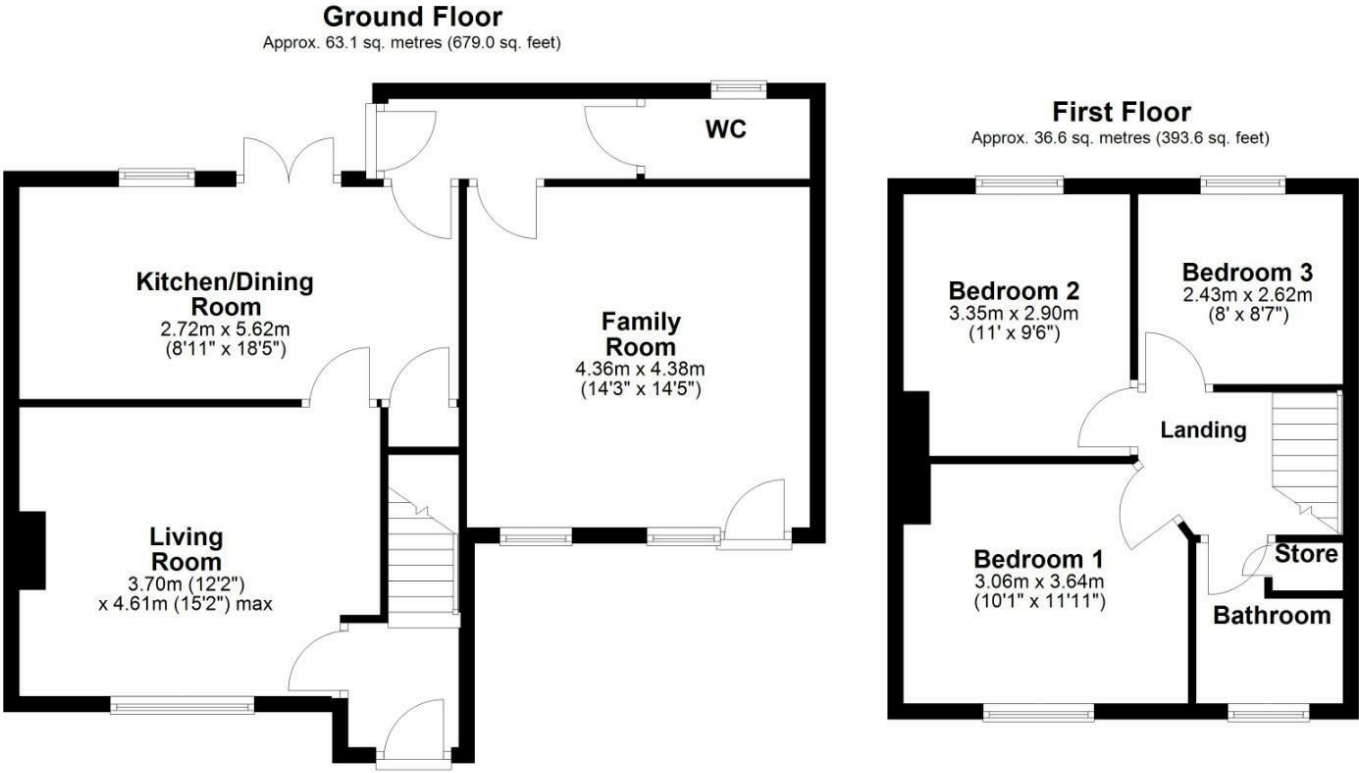


### Additional information

Freehold. All mains services connect to the property. Gas-fired central heating. Council tax: Band D.

Garden & Grounds

Located at the end of this cul-de-sac, a dropdown curb leads onto an off-road parking area for at least two cars. A path continues to the front doorway but also runs, through a gated entrance, to one side of the property and into the enclosed rear garden. A deep side garden sweeps around to the back and incorporates an area of lawn; a gravelled garden; and a paved terrace accessed from the kitchen.



Total area: approx. 99.6 sq. metres (1072.6 sq. feet)



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



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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