

Estate Agents

Taylor & Co

Abergavenny

Hereford Road  
Abergavenny NP7 6AA

Asking Price  
£469,950



# Hereford Road

Abergavenny, Monmouthshire, NP7 6AA

1927 three double bedroomed detached family home | Two reception rooms | Dual aspect Shaker style kitchen / breakfast room  
Four piece white bathroom suite | Double garage / workshop at rear plus additional off road parking area  
Lovely long distance hillside views | Rear garden with children's play area  
Planning consent granted for a double storey rear extension | Large loft space  
Walking distance to the town centre and Bailey Park

This handsome detached family residence dated 1927 enjoys a prominent and convenient position within Abergavenny with long distance hillside views afforded from both its front and rear gardens over the scenic landscape which surrounds this historic town. Offering contemporary yet comfortable accommodation with some period features remaining, this three double bedroomed family home is entered via a central hallway hosting the original front door which features stained glass leaded light windows. The two reception rooms are to either side of the hall giving a versatility to this home's configuration, with a generously sized dual aspect kitchen / breakfast room opening into the rear garden and providing ease of movement from the hub of the house into its outside areas. A spacious four piece white bathroom suite serves the three double bedrooms which are situated off an L shaped landing with its broad window offering picturesque views towards the Deri and the Rholben. Outside, the property sits in pretty lawned gardens and has a large double garage / workshop which is accessed via the rear of the garden, in addition to a further enclosed parking area within the garden curtilage which has its own vehicular gates onto a rear service lane.

For buyers wishing to potentially add value or additional accommodation, the vendor has obtained planning consent for a two storey extension to the rear of the property to provide an additional living area and a utility room with toilet facilities to the ground floor and a new bedroom with an additional

bathroom to the first floor. The planning consent was granted in December 2021 and is valid for a period of 5 years. For further information, buyers are advised to consult Monmouthshire Planning Department under reference DM/2021/01584.

**SITUATION** | This family home is centrally positioned within walking distance of the town centre and Bailey Park giving it ease of access to all services and amenities. The area is particularly well served with schools for all ages, including many highly regarded primary schools and for all-through 3 to 19 education, King Henry VIII can be found a short distance away.

The area is internationally favoured as a foodie haven as well as an ideal base for professional and amateur leisure pursuits. The town centre has comprehensive leisure and shopping facilities with several individual boutique style shops, eateries and restaurants, grocery and newsagent stores, supermarkets and many well-known high street shops. The market hall in the town centre also hosts a market several times a week.

Abergavenny has its own cinema and leisure centre as well as several pubs and restaurants for evening entertainment. Abergavenny railway station is approximately 1.3 miles away whilst road links at the Hardwick interchange provide access to the motorway and "A" routes to Newport, Cardiff and Merthyr Tydfil and further afield to the M4 for Bristol and the Midlands.

## ACCOMMODATION

### STORM PORCH TO:

**ENTRANCE HALLWAY** | Original panelled wood entrance door with feature inset stained glass leaded light pane complemented by a stained glass picture window both above and to either side of the door filtering warm coloured light into the hallway, wall light points, coved ceiling, old school style radiator, wood floor planks, return staircase to the first floor, understairs cupboard, sash window over the stairwell area to the rear.

**LIVING ROOM** | Double glazed bay window to the front aspect affording hillside views towards the Deri and the Bloreng, coved ceiling, Claygate style brick fireplace with timber mantle over on a stone flagged hearth housing a coal effect gas fire within and display recesses to either side, wood floor planks, two radiators, stripped panelled door.

**DUAL ASPECT DINING ROOM** | This dual aspect room has a large double glazed picture window to the front aspect with an outlook over the front garden plus double glazed French doors to the rear opening into the garden, fireplace with decorative tiled slip surround on a tiled hearth with painted wooden mantle and electric fire point, coved ceiling, radiator, stripped panelled door.

From the hallway a stripped panelled door opens into:

**DUAL ASPECT KITCHEN / BREAKFAST ROOM** | The kitchen enjoys a dual aspect over the rear garden and is fitted with a range of shaker style cabinets with contrasting door furniture to include a Welsh style dresser unit, cookery book shelving and a plate rack, wood style laminate worktops with matching upstands and over counter lighting, inset double bowl ceramic sink unit, space for a range style cooker currently housing a Rangemaster with extractor hood above, space for dishwasher and washing machine, space for full height fridge/freezer, ceiling spotlights and beam, double glazed windows to the rear and side aspects, double glazed door opening into the garden, two radiators, slate tiled floor.

### **FIRST FLOOR**

**LANDING** | An "L"-shaped landing with a double glazed window to the front aspect affording a view towards the Deri and the Rholben, coved ceiling, loft access (opening into a large loft space), old school style radiator.

**DUAL ASPECT BEDROOM ONE** | Double glazed window to the front aspect with views towards the Deri, the Rholben and the hillside beyond, further double glazed window to the rear with a view over the garden towards the Little Skirrid, two radiators, decorative fireplace, stripped panelled door.

**BEDROOM TWO** | Double glazed window to the front aspect enjoying distant hillside views across the valley, old school style radiator, stripped panelled door.

**BEDROOM THREE** | Double glazed window to the rear aspect with views over the garden towards the Little Skirrid, radiator, inbuilt storage cupboard with sash window.

**FOUR PIECE FAMILY BATHROOM** | Fitted with a white four-piece suite to include a Victorian style freestanding bath with overhead shower attachment, large shower cubicle with thermostatic shower mixer, wash hand basin, lavatory, airing cupboard housing Worcester boiler, frosted double glazed window, extractor fan.

### **OUTSIDE**

**FRONT** | The property is approached via an attractive brick wall enclosed garden with mature hedging providing privacy and screening. A footpath with lawned garden to either side leads to the entrance door. Parking is available via a rear access lane, side access to the rear garden.

**Accessed via an unadopted service lane at the rear:**

**DOUBLE GARAGE** | Roller shutter door, lighting, power, concrete floor, rear pedestrian door into the garden, two windows, rafter storage. A stone chipped area with double vehicular gates onto the service lane provides an additional parking space if required.

**REAR GARDEN** | The rear garden enjoys southerly views to the side towards the lower slopes of the Bloreng. Predominately lawned and hosting a mature silver birch tree, a pathway dissects the garden providing access to the rear and the garage. A barked chipped activity area is the perfect spot for a trampoline and a children's play space. External lighting.

### **GENERAL**

**Tenure** | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

**Services** | Mains gas, electric, water and drainage are connected to the property.

**Council Tax** | Band F (Monmouthshire CC)

**EPC Rating** | Band D

**Flood Risk** | No flood risk from rivers or surface water according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Number CYM278391. There are restrictive covenants associated with the property.

**Local planning developments** | The Agent is not aware of any planning developments in the area which may affect this property. The vendor has obtained planning consent for a two storey extension to the rear of the property to provide an additional living area and a utility room with toilet facilities to the ground floor and a new bedroom with an additional bathroom to the first floor. The planning consent was granted in December 2021 and is valid for a period of 5 years. For further information, buyers are advised to consult Monmouthshire Planning Department under reference DM/2021/01584.

**Broadband** | A full fibre connection is available to the property according to Openreach.

**Mobile network** | According to Ofcom, O2, Three, EE, Vodafone provide an indoor coverage.

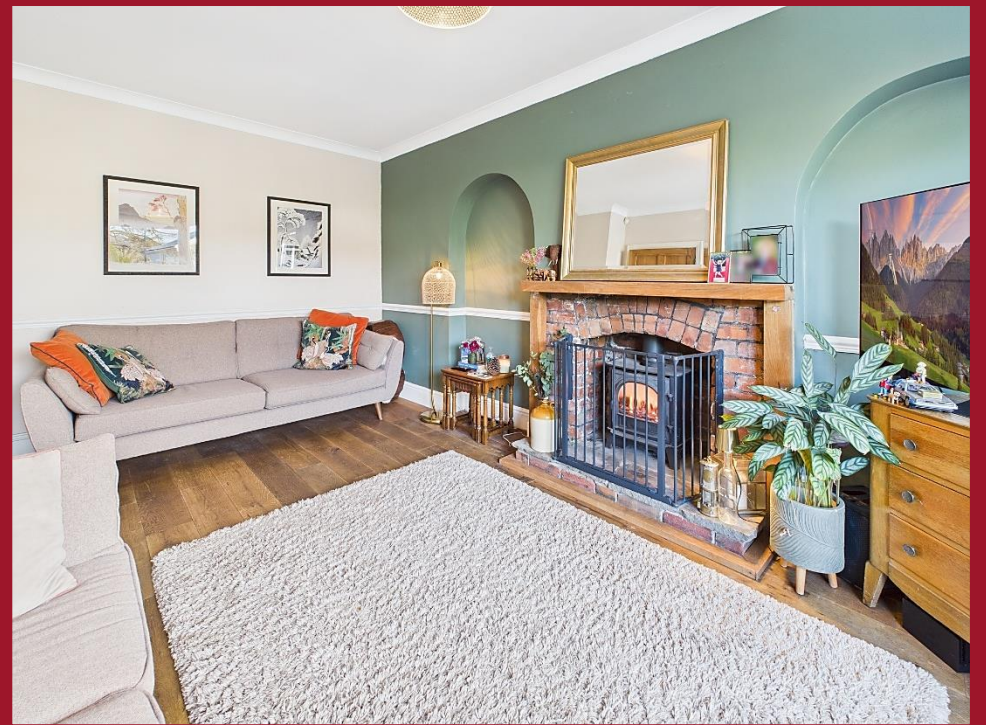
**Viewing Strictly by appointment with the Agents**

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**Property Reference** AB523



















Floorplan

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Approximate total area <sup>(1)</sup>	Balconies and terraces	(1) Excluding balconies and terraces
	18 ft <sup>2</sup> 1.7 m <sup>2</sup>	Reduced headroom ..... Below 5 ft/1.5 m
	Reduced headroom	Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
	4 ft <sup>2</sup> 0.3 m <sup>2</sup>	GIRAFFE360

These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.