

# 60 PARK CRESCENT

ABERGAVENNY | MONMOUTHSHIRE | NP7 5TL



P) parrys

# WELCOME TO 60 PARK CRESCENT

A well presented three bedroom semi detached home, perfectly positioned in a sought after area of Abergavenny. Ideally located within walking distance of Bailey Park and just a short distance from Abergavenny town centre, this thoughtfully extended property offers generous and versatile living accommodation. With a spacious rear garden, integral garage and off road parking, it provides an excellent opportunity for those seeking a modern, comfortable home in a highly convenient setting.



- Well presented, modern three bedroom semi detached home
- Three ground floor reception rooms providing spacious, flowing accommodation
- Finished in neutral tones throughout
- Generous, enclosed south facing rear garden
- Driveway parking and integral garage
- Within walking distance of Bailey Park and just half a mile from Abergavenny town centre

## THE PROPERTY

The welcoming entrance hall provides access to the principal ground floor reception rooms. The living room is a bright and inviting space, featuring a large front facing window that floods the room with natural light and a gas fireplace as a focal point. The adjoining dining area provides an ideal setting for family meals or entertaining, with direct access to the garden room, a versatile additional reception space filled with natural light and enjoying views over the rear garden, along with a sliding door opening onto the patio. The modern kitchen is fitted with a good array of cabinets, wooden worktops and integrated appliances, complemented by a practical layout and sliding doors providing access straight out to the garden. A useful WC and access to the integral garage complete the ground floor.



## SECOND FLOOR

Upstairs, the property offers three well proportioned bedrooms, one with built in storage. The main family bathroom features a walk in shower and a separate bath and is finished in neutral tones.



## OUTSIDE

The property is set back from the road behind a low level wall and wrought iron railings, creating an attractive and defined frontage. The driveway provides off road parking and access to the single garage, while the opposite side features a low maintenance gravelled area. To the rear, a patio area adjoins the house and can be accessed from both the kitchen and the garden room, offering an ideal space for outdoor entertaining. From here, steps lead down to the generous and fully enclosed level garden, which is mainly laid to lawn and complemented by a selection of mature planting, all bordered by a combination of walling and wooden fencing for privacy.

## INFORMATION

**PRICE:** £399,995

**EPC Rating:** D. To view the full EPC please visit [www.gov.uk](http://www.gov.uk)

**Tenure:** Freehold.

**Local County Council:** Monmouthshire County Council.

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

**Services:** We understand that there is mains electricity, gas, water and drainage connected to the property.

**Broadband:** Full fibre is available to order subject to providers terms and conditions. Please make your own enquiries via Openreach.

**Mobile:** Three and Vodafone are good outdoors and in home. Vodafone and EE are good outdoors and variable in home. Please make your own enquiries via Ofcom.

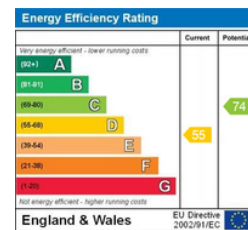
**Title:** The house is registered under Title Number WA421145 – a copy of which is available from Parrys.

**Agent's Notes:** 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

**Directions:** From Abergavenny town centre take the Pen-Y-Pound road (opposite Tesco) and turn right opposite Our Lady and St Michael's primary school onto Park Crescent. Proceed for approximately 0.2 miles and the property will be found on the right hand side.

**What 3 Words:** ///unwanted.verifying.crispy

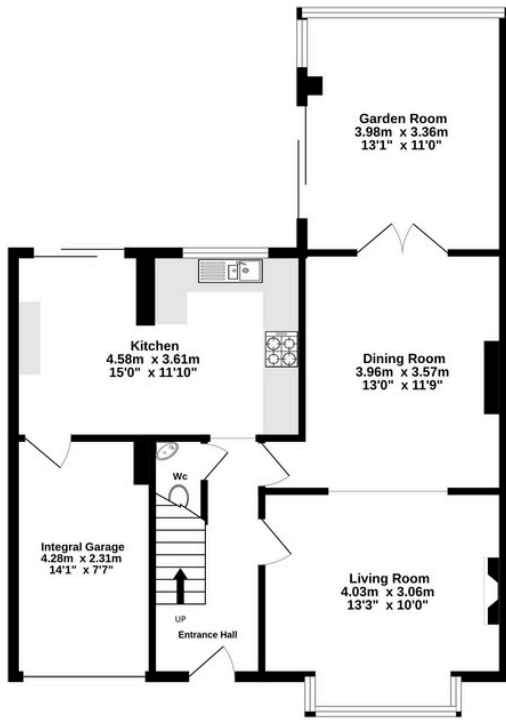
**Location:** Park Crescent is in a popular residential area within a reasonable walking distance of Abergavenny town centre. The historic market town offers a wide range of amenities including shops, primary and secondary schools, banks, doctors, dentists, a library and a general hospital. Abergavenny has a leisure centre with swimming pool, a cinema, theatre and the area is well known for its many high-quality restaurants. The town has a mainline railway station and good road links for commuting; the property is situated within easy reach of the commercial centres of south Wales via the Heads of the Valleys road and the A40/A449 linking to the M4, M5 and M50 motorways for Cardiff, Bristol and the Midlands.



Watch the video tour here

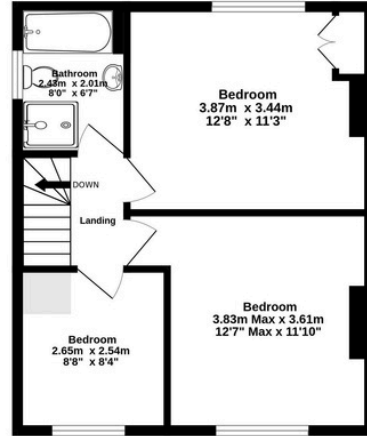


Ground Floor  
70.9 sq.m. (763 sq.ft.) approx.



1st Floor  
40.4 sq.m. (435 sq.ft.) approx.

TOTAL FLOOR AREA: 111.3 sq.m. (1198 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.



21 Nevill Street, Abergavenny, NP7 5AA | 01873 858990  
abergavenny@parrys.com | www.parrys.com

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