



Estate Agents

Taylor & Co

Abergavenny

Ross Road

Abergavenny NP7 5LT

Asking Price

£240,000

Ross Road,

Abergavenny, Monmouthshire NP7 5LT

A generously proportioned bay fronted middle terraced home situated close to the town centre
Walking distance of High Street, Swan Meadows, Bailey Park, Market Hall & Borough Theatre
Two separate reception rooms with fireplaces and gas fires | Dual aspect kitchen
Spacious landing area with fitted cupboard | Three bedrooms | First floor bathroom

Rear access to a raised garden with lawn and patio | Ideal family home or investment opportunity | Mostly double glazed | Gas central heating | On street parking

This generously proportioned three bedroom terraced home is located in a super position within walking distance of the high street, parks and bus station. Although requiring some updating, this is a great size family home with two separate reception rooms both with fireplaces including gas fires and featuring a bay window to the front, a dual aspect kitchen opening to the outside and upstairs, three bedrooms plus a generous family bathroom.

Outside, there is a small, enclosed garden forecourt to the front including a shared access gate with the neighbour. The rear garden opens onto a small yard with shared pathway along the rear and a raised private area of garden with small lawn and sitting area. Parking is on street and parking permits are available (subject to MCC approval).

SITUATION | Ross Road enjoys a central location within walking distance of the town centre. Just a stone's throw away are all the services and amenities one would expect of a thriving town centre. Abergavenny boasts a comprehensive range of shopping and leisure facilities, including a wide selection of

individual boutique style shops, grocery and newsagent stores, supermarkets and many well-known high street shops. Abergavenny also hosts a market several times a week in the historic Market Hall which is also just a short walk away. The town has its own highly regarded theatre, cinema and leisure centre as well as several restaurants and bistros for evening entertainment.

Abergavenny railway station is under 1 mile away and has regular services into central London and Bristol via Newport, whilst road links at the Hardwick interchange give easy access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff. The town's bus station is located close-by and is accessed easily via the courtyard adjacent to St Mary's Church. The town is well served by schools for all ages, including the newly developed King Henry VIII which caters for children from 3 to 18 years.

ACCOMMODATION

OPEN STORM PORCH

HALLWAY | Entered from the front via a frosted double glazed door with letterbox, radiator, telephone point, staircase to the first floor.

SITTING ROOM | Double glazed bay window to the front, chimney breast with timber fire surround and tiled hearth with fitted gas fire, radiator, coved ceiling, gas and electric meters.

DINING ROOM | Double glazed window to the rear, coved ceiling marble effect fire surround and hearth with fitted gas fire, fitted cupboard to alcove with glass fronted doors and storage space beneath.

KITCHEN | Fitted with a matching range of floor and wall units incorporating drawers and cupboards, fitted worktop with inset acrylic one and a half bowl single drainer sink unit and mixer tap, tiled splashback, built in electric oven and gas hob with cooker hood over, double glazed window and entrance door to the side, tiled floor, single glazed window to the rear, radiator, coved ceiling.

FIRST FLOOR

LANDING | Incorporating the staircase from the ground floor with carved timber balustrade, loft access hatch, built in linen cupboard housing a wall mounted 'Worcester' gas fired combination type boiler.

BEDROOM ONE | Double glazed window to the front, radiator, coved ceiling.

BEDROOM TWO | Double glazed window to the rear, radiator, coved ceiling.

BEDROOM THREE | Double glazed window to the rear, radiator.

BATHROOM | Fitted with a cream coloured suite that comprises a panelled bath, pedestal wash hand basin, low flush toilet, tiled sanitaryware surrounds, radiator, carpeted floor, frosted double glazed window to the front, coved ceiling.

OUTSIDE

Fore courted front garden with shared entrance gate with no. 16.

From the rear the garden opens from the Kitchen onto an enclosed concrete yard with timber gate opening onto a communal pathway along the rear of the terrace and gives access to a small integrated garden store shed. A short flight of steps then leads up to an area of private garden that includes a small lawn, paved sitting area and various flower and shrub beds.

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 house.

Council Tax | Band C (Monmouthshire County Council)

EPC Rating | Band TBC

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

Covenants | The property is registered with HMLR, Title Number WA476054. There are no restrictive covenants associated with the property, for further details, speak to the Agent.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property.

Broadband | Fibre to the cabinet as well as copper wire connections available. According to Openreach

Mobile network | Three & EE have good indoor coverage O2 & Vodafone Limited indoor coverage. According to Ofcom

Viewing Strictly by appointment with the Agents

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Reference AB514

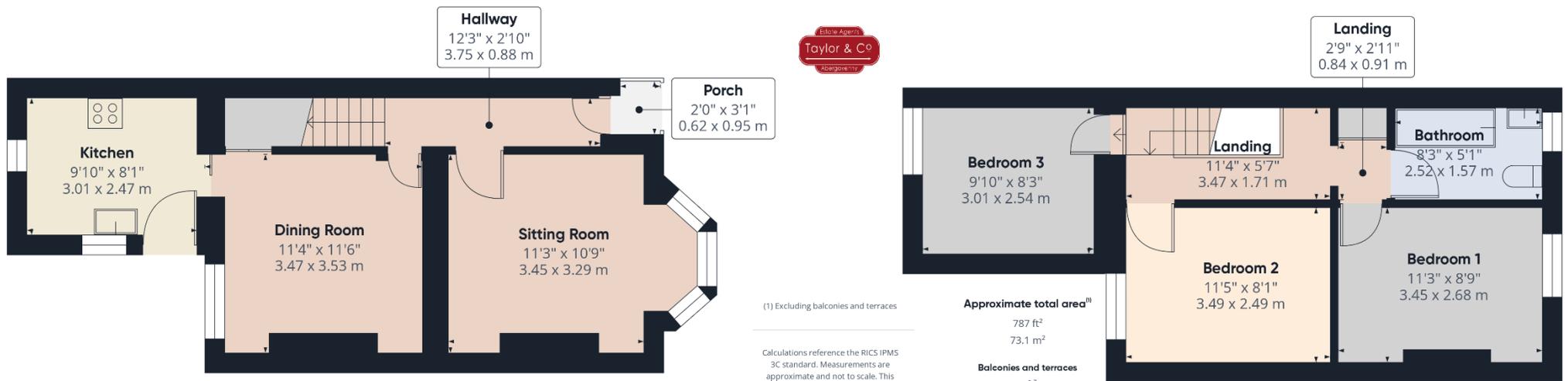






Floorplan

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(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Approximate total area⁽¹⁾
787 ft²
73.1 m²

Balconies and terraces
6 ft²
0.6 m²

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.