



Estate Agents

Taylor & Co

Abergavenny

Chapel Road

Abergavenny, Monmouthshire NP7 7DN

Asking Price  
£395,000

# Chapel Road

Abergavenny, Monmouthshire Np7 7DN

Beautifully presented two bedroom detached bungalow with sunny south westerly garden  
River Usk, Brecon to Monmouthshire Canal, Castle Meadows & Linda Vista Gardens close-by | Walking distance to High Street shops, cafes & Bistros  
Attractively fitted kitchen with integrated appliances | Bathroom with over bath shower  
Spacious, dual aspect open plan lounge / diner | Two double bedrooms one with its own en-suite with walk in shower  
Useful garden room / home office | Private driveway providing ample off road parking | Hive central heating system | NO FORWARD CHAIN

**This is a modernised and beautifully presented two double bedroomed detached bungalow with two bathrooms and a garden room / home office, situated on the favoured Western side of Abergavenny, offering the perfect opportunity for those looking to downsize without compromise and enjoy the benefit of one-level living. Of particular interest for buyers seeking a straightforward transaction, this property is offered to the market with the benefit of no forward chain.**

**Fully modernised throughout, this spacious and versatile home has been thoughtfully updated to provide stylish, low maintenance accommodation, ideal for those seeking convenience, comfort and accessibility. The property boasts a welcoming dual aspect open plan lounge / diner with French doors opening into the garden, a stylish fitted kitchen with integrated appliances including double oven, hob, cooker hood, dishwasher and fridge / freezer. There is a small side hallway with built in storage, a bathroom including an over bath shower, a large master bedroom with a contemporary en suite**

**shower room, and a second double bedroom.**

**Externally, this bungalow continues to impress with a brick paved entrance and paved Indian sandstone driveway that extends the entire length of the property and around to the rear garden. The rear garden enjoys a sunny south westerly aspect and is a real sun trap which is ideal for entertaining. The garage has been converted to an extremely useful garden room or home office with adjoining garden storage shed.**

**SITUATION** | This charming property is situated within walking distance of the town centre of Abergavenny. Ideally placed, the property is situated close to the Waitrose Superstore, Castle Meadows, the Brecon to Monmouthshire Canal and the River Usk plus enjoys easy access to road links, the railway station, bus station and the national road network with connections to the motorway and "A" routes to Cwmbran, Cardiff and Merthyr Tydfil and further afield to the M4 and the Midlands.

The area is internationally favoured as a foodie haven as well as an ideal base for professional and amateur leisure pursuits. For those seeking longer walks, there are pathways leading to the summit of Blorenge Mountain from which colourful hang gliders may be observed. For comprehensive leisure and shopping amenities, the town centre boasts many individual boutique style shops, eateries and restaurants, grocery and newsagent stores, supermarkets, and many well-known high street shops.

Abergavenny hosts a market several times a week in its iconic market hall. The town has its own cinema and leisure centre as well as several eateries for evening entertainment. The area is particularly well served with schools for all ages, including highly regarded primary schools and the high school which are all nearby.

## ACCOMMODATION

**The accommodation is planned over one floor as shown in brief below:**

Entrance hallway with storage cupboards  
Modern kitchen with integrated appliances  
Large, dual aspect open plan lounge / diner  
Spacious master bedroom  
En-suite shower room  
Bedroom two  
Bathroom including an over bath shower  
Versatile garden room / home office

## OUTSIDE

The property is approached via an attractive brick paved driveway with a lawn to the side which provides extensive off street parking. The driveway opens into the rear garden which enjoys a south westerly aspect for a good deal of sunshine. The garden has been landscaped, with an attractive Indian sandstone patio adjoining the bungalow making this a great space for soaking up the sun or dining outdoors. For home workers or simply as a hobby space, the garage has been converted into a useable space to include double glazed windows and doors to supplement the overall accommodation on offer in this lovely home.



## GARDEN ROOM



## GENERAL

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

**Services** | Mains gas(Hive central heating), electric, water and drainage are connected to the property.

**Council Tax** | Band E (Monmouthshire County Council)

**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 CYM777683. 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** | Full fibre broadband connection available. According to Openreach.

**Mobile network** | 02, Three, EE, Vodafone indoor coverage. According to Ofcom.

**Viewing Strictly by appointment with the Agents**

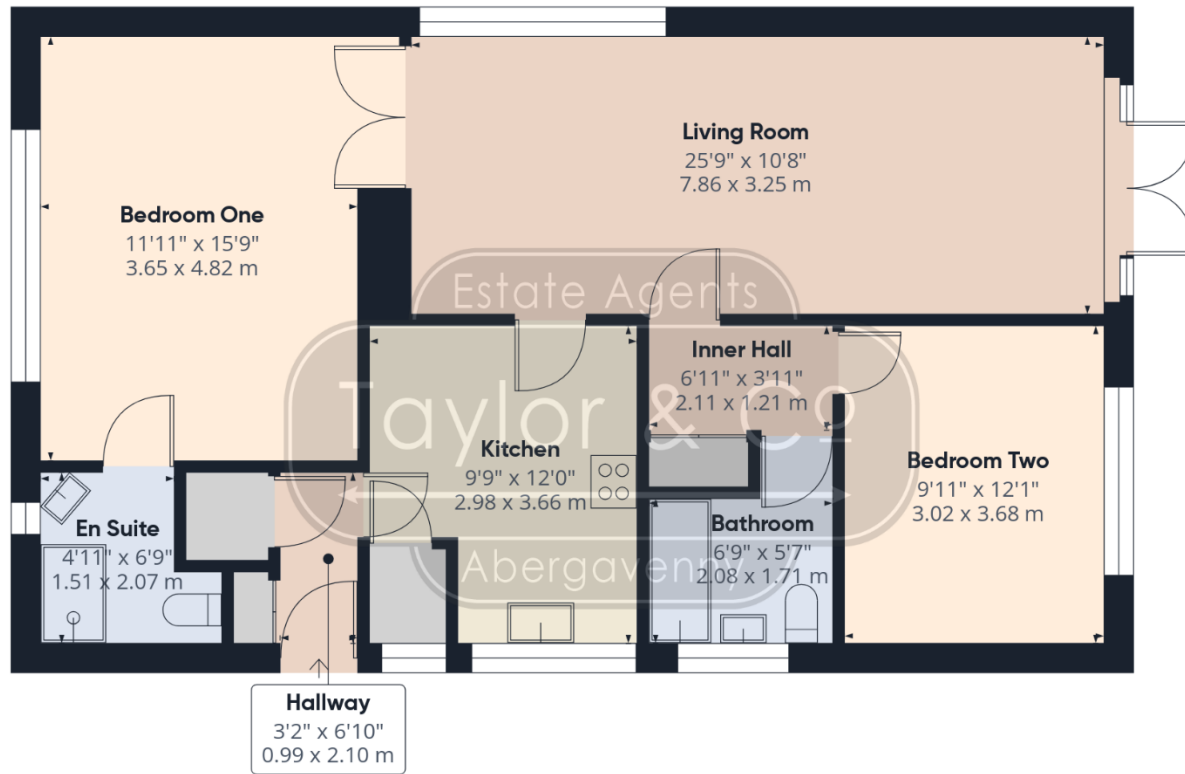
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**Approximate total area<sup>(1)</sup>**

1084 ft<sup>2</sup>  
 100.7 m<sup>2</sup>

(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.

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