

# 8 BAY TREE LANE

ABERGAVENNY | MONMOUTHSHIRE | NP7 5JW



**P** parrys

# WELCOME TO 8 BAY TREE LANE

An attractive town house located in a popular residential area within 1 mile of Abergavenny town centre. Parc Pen y Fal occupies the site of the former hospital and features a blend of converted period buildings, modern townhouses and attractive communal parkland. This spacious mid terrace property offers versatile accommodation arranged over three floors, the ground floor reception room located to the rear is ideal as either a study, place to relax and enjoy the garden or a ground floor bedroom as a shower room is situated close by. The property enjoys good road and rail links, as well as a footpath providing easy access into the town centre.



- Attractive four bedroom townhouse
- First floor sitting room with balcony
- Ground floor and second floor bedrooms
- Award-winning development on the fringe of town
- Enclosed low maintenance garden, garage and parking

## THE PROPERTY

Enter through the entrance hall which provides access to the versatile ground floor reception room/bedroom, the shower room, utility room, stairs to the first floor and interior door providing access to the garage. The ground floor room has doors opening onto the rear garden and offers flexibility; it would make an ideal study with space for a sofa bed for occasional guests, a reception room from which to enjoy the garden or a ground floor bedroom with the shower room conveniently close by.

The principal living accommodation is arranged across the first and second floors. Spanning the width of the house, the spacious open-plan kitchen/dining/family room features a Juliette balcony with wrought-iron railings. There is ample space for a dining table and chairs, with full length opening windows which frame the Juliette balcony and bring the outside in. On the opposite side of the hallway is a generous sitting room, decorated in neutral tones. One of its key features is the double doors opening onto a balcony with space for a small table and chairs, a lovely spot to sit and relax. The first-floor hall also includes a spacious and useful storage/coat cupboard.



## SECOND FLOOR

Stairs rise from the first floor hall to the second floor where the bedrooms are located. The principal bedroom is located to the rear of the house and benefits from views of the Sugar Loaf mountain, an en-suite shower room and fitted wardrobes. Two further bedrooms are positioned at the front, one of which also has fitted wardrobes, these bedrooms share the main family bathroom.

## OUTSIDE

To the front of the house is a parking area with access to the garage and a path leading to the front door. The rear garden is enclosed and landscaped, with a patio adjoining the house providing a pleasant space for outdoor seating or dining. There is also a rear access gate, and the communal grounds of Parc Pen y Fal are only a short distance away.



## INFORMATION

**PRICE:** £370,000

**EPC Rating:** C. 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:** Ultrafast full fibre and standard broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

**Mobile:** EE and Three are good outdoors and indoors, 02 and vodaphone are good outdoors and variable indoors. Please make your own enquiries via Ofcom.

**Title:** The house is registered under Title Number CYM108842 – a copy of which is available from Parrys.

**Agent's Notes:** Not to use the property for any business or trade. No boats, trailers, caravans or large commercial vehicles to be parked on the driveway. Not to change the colour of the exterior. 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 Old Monmouth Road (B4233) out of the town via Lower Monk Street. Upon reaching the mini roundabout (with the black and white house), continue straight over then take the third left hand turning into Chestnut Drive. Follow the road around, take the left hand turning into Baytree Lane.

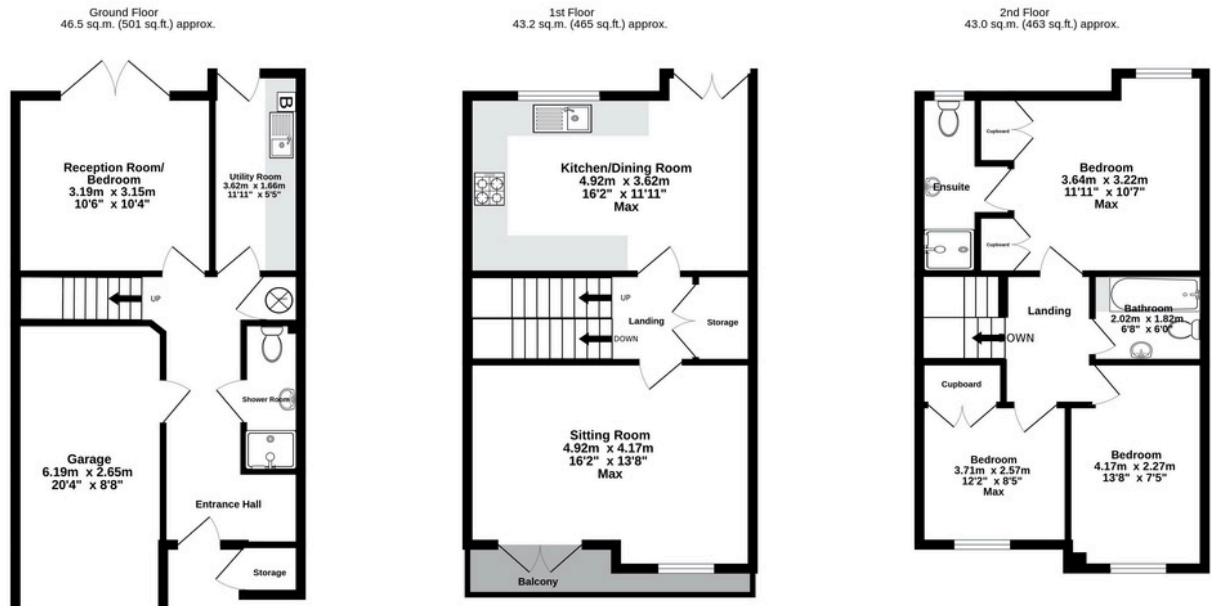
**What 3 Words:** ///version.rises.puncture

**Location:** Parc Pen-y-Fal is an award winning development for Redrow Homes and lies within a mile of Abergavenny town centre, with the back drop of the Skirrid, Sugar Loaf and Blorenge mountains. Abergavenny offers a wide range of amenities including primary and secondary schools, independent shops alongside high street stores, several supermarkets, doctors, dentists and a general hospital. There are good leisure facilities plus a cinema, theatre, library, numerous public houses and highly regarded restaurants both within the town and the surrounding area. The area is well known for being the 'Gateway to Wales' and is on the doorstep of the breathtaking Brecon Beacons/ Bannau Brycheiniog with the Monmouthshire & Brecon Canal a short distance away. Abergavenny has a bus station, mainline railway and excellent transport links via the A465, A40, A449 and onto the M4/M5 and M50 motorway networks.

Energy Efficiency Rating		Current	Potential
Highly energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Watch the video tour here





8 Bay Tree Lane, Abergavenny, NP7 5JW

TOTAL FLOOR AREA : 132.7 sq.m. (1428 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.  
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