



Ross Road

Abergavenny, NP7 5LT

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£265,000

Ross Road,

Abergavenny, Monmouthshire NP7 5LT

An attractive End terrace cottage situated close to the town centre
Walking distance of the High Street, Swan Meadows, Bailey Park, Market Hall & Borough Theatre
Living Room | Kitchen | Rear hallway | Ground floor Bathroom & separate toilet
Three double bedrooms | Double glazing and gas central heating
Enclosed rear garden with lawn, single garage and additional off road parking space
Ideal family home or investment opportunity | NO ONWARD CHAIN

This generously proportioned, three bedroom, end terrace cottage is located in a super position within walking distance of the high street, parks and bus station. Although requiring updating this great family size home benefits from a completely new roof and provides a comfortable living room, Kitchen with fitted units, large rear hallway plus separate toilet and bathroom including an overbath shower whilst upstairs are three generous double bedrooms and a landing.

Outside there is a small, enclosed, forecourted garden to the front including a shared access with the neighbours. The rear garden opens onto a small yard with pathway along the side and a short flight of steps leads up to a level lawn with concrete parking area beyond and a detached concrete sectional single car garage. The garage and parking area are accessed from Hereford Road by the traffic lights.

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

The accommodation is planned over two floors as shown in brief below.

GROUND FLOOR COMPRISING:

Living Room
Kitchen
Rear Hallway
Bathroom
Separate Toilet

FIRST FLOOR COMPRISING:

Landing
Bedroom One
Bedroom Two
Bedroom Three

OUTSIDE

FRONT GARDEN | The property is approached from the front pavement via a

short flight of steps up to a paved forecourt with wrought iron railings and also provides a right of way for the adjoining neighbours. A storm canopy gives access to the front door and a gated side pathway leads to the rear.

REAR GARDEN | From the rear the garden opens onto a small yard with steps up to a level lawn including flower borders. Beyond the lawn is detached concrete sectional single garage and additional concrete parking area. The garage and parking area are accessed from Hereford Road traffic lights.

GENERAL

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

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

Council Tax | Band D (Monmouthshire County Council)

EPC Rating | Band E

Flood Risk | Very low flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number CYM539719. We are not

aware of any 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 broadband connection to the cabinet available. According to Openreach.

Mobile network | Three, EE, 02 & Vodafone indoor coverage.

Viewing Strictly by appointment with the Agents

T 01873 564424

E abergavenny@taylorandcoproperty.co.uk

Reference AB595





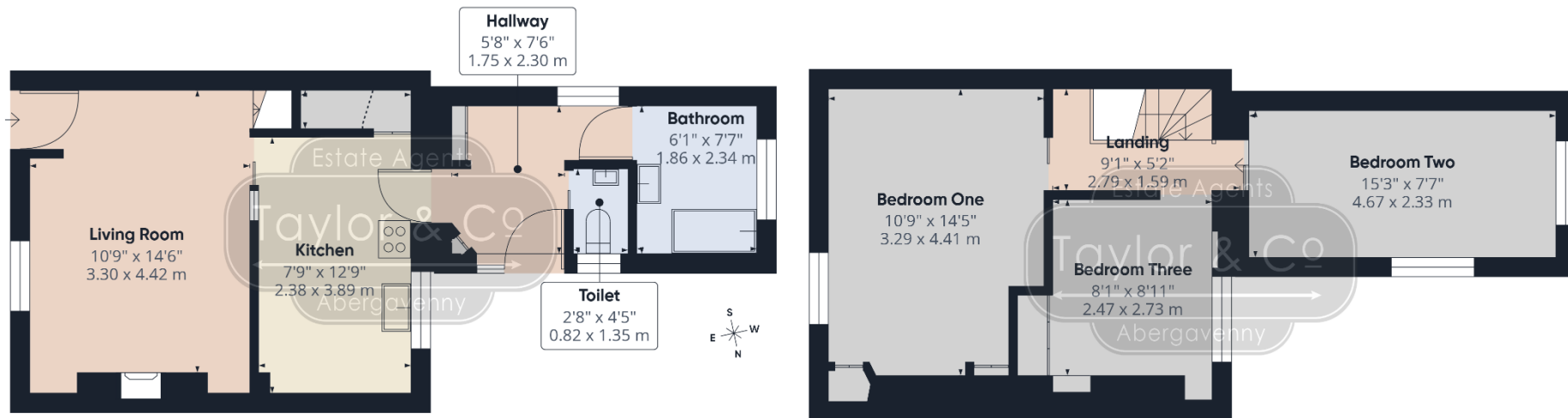


Floorplan

Estate Agents

Taylor & Co

Abergavenny



Approximate total area⁽¹⁾

775 ft²
72.1 m²

Reduced headroom

6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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.