



Estate Agents

Taylor & Co

Abergavenny

Belmont Crescent
Abergavenny, NP7 5LF

Asking Price
£379,950



Belmont Crescent

Abergavenny, Monmouthshire, NP7 5LF

A delightful two-bedroom detached bungalow situated in a convenient location within half a mile of the town centre | Spacious Sitting Room with dual aspect windows | Modern fitted Kitchen with integrated appliances | Separate Dining Room taking full advantage of the beautiful hillside views | Utility area
Two bedrooms both with integrated wardrobes | Modern shower room with wet room style easy access shower
Gas central heating to radiators | Full double glazing | Beautiful gardens
Gated driveway providing extensive parking and separate double garage | Viewing highly recommended

In a highly sought after residential neighbourhood this two bedroom, detached, bungalow with two reception rooms is situated in a popular road with the high street, rail & bus stations, plus Castle Meadows all just a short walk away. Offering a light, airy and versatile layout the accommodation provides an entrance porch, a generous reception hall with large cloaks cupboard, a spacious sitting room with large windows overlooking the front and rear, separate dining room/ second sitting area that has been added on in more recent years and taking full advantage of the beautiful hillside views, extensively fitted kitchen with built in appliances, two double bedrooms both with integrated wardrobes, a modern shower room with easy access wet room style shower and an extremely useful outside utility area with covered access. There is an expansive gated driveway providing ample off-road parking that compliments a useful double garage. The gardens are beautifully stocked with an array of flowers, shrubs and conifers and from the rear is a most delightful outlook towards the peaks of the

locally renowned Deri and Sugar Loaf Mountains.

SITUATION | This charming bungalow is exceptionally well positioned within walking distance of the historic town centre that offers comprehensive leisure and shopping amenities including individual boutique style shops, bistros and restaurants, independent grocery and newsagent stores, supermarkets, and a plethora of well-known high street shops. Abergavenny hosts a market several times a week in its iconic Market Hall which attracts people from far and wide to its Farmers' market. The town boasts its own cinema, theatre, and leisure centre as well as being a sought-after destination as a foodie haven, attracting famous chefs from across the world to its annual Food Festival; there are numerous eateries and gastro pubs in the town and the neighbouring villages providing evening entertainment and culinary delights.

The town is particularly well served by popular schools for all ages at both primary

and secondary level. Schools in the private sector are also accessible and can be found in Monmouth, Hereford, Brecon, and Newport.

The area is an ideal base for professional and amateur leisure pursuits. There are many sports clubs and activities including rugby football, tennis, bowls, and swimming and of course, cycling at both amateur and professional level, all close-by. For those seeking long walks, there are pathways leading to the River Usk and the Brecon to Monmouthshire Canal as well as to the summit of the Blorenges, one of the seven mountains that surrounds this historic town, ready to explore and located just a short distance away.

Abergavenny railway and bus stations are close-by and are accessible on foot whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Cardiff, Hereford, and Newport plus further afield to the M4 linking Bristol, west Wales, and the Midlands.

ACCOMMODATION

GROUND FLOOR ACCOMMODATION COMPRISES: -

Entrance Porch
Hallway
Sitting Room
Kitchen
Dining/ Sitting Room
Utility Area
Bedroom One
Bedroom Two
Shower Room

OUTSIDE

FRONT | The property occupies a good size triangular plot at the end of a small cul de sac. A gated driveway gives access onto an expansive concrete parking area that fronts a detached double garage. There is an area of garden to the side with raised vegetable bed and personal access door to the garage. The remainder of the front garden enjoys a beautiful array of flowers, shrubs and conifers through which a pathway meanders around to the opposite side and gives gated access to the rear.

REAR | From the rear a short flight of steps lead down to a paved sitting area beyond which the remainder of the garden is lawned with an abundance of flower and shrub borders. The garden enjoys a

particularly sunny westerly aspect with views towards the Deri and Sugar Loaf mountains. Small timber garden shed.

GENERAL

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

Services | Mains electricity, gas, water and Drainage.

Council Tax | Band E (Monmouthshire County Council)

EPC Rating | Band D

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

Covenants | The property is registered with HMLR, Title Number CYM791384. The agent is not aware of any restrictive covenants associated with the property.

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

Broadband | Full fibre broadband is connected to the premises. According to Openreach.

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

Viewing Strictly by appointment with the Agents

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Floorplan



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