



Meadowbank

Goytre, Monmouthshire NP4 0AY

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£310,000

Meadowbank

Goytre, Monmouthshire NP4 0AY

← An attractive and beautifully presented semi-detached dormer style house | Situated in a convenient location within the small village of Goytre
Spacious reception hall | 16' Sitting room | Beautifully fitted kitchen with integrated appliances
Separate dining room | Three bedrooms | Family bathroom | Fully double glazed | Gas central heating
Level access parking area to the rear | Large workshop with lighting and power | Well kept, easy maintenance garden
Excellent village amenities | VIEWING ESSENTIAL →

An attractive, recently modernised and beautifully presented semi-detached dormer style house that is move-in-ready whilst offering space, flexibility and modern comforts all encapsulated in a comfortable, light and airy living environment. Benefitting from a new electrical rewire, new combination boiler and radiators throughout. The property which commands a slightly elevated location is entered from the front via a spacious reception hall which in turn gives access to a 16' sitting room. There is a separate dining room with French doors opening to the rear that adjoins a beautifully fitted kitchen with range of 'NEFF' built in appliances. To the first floor is a full-width landing, three bedrooms all of which can take a double bed and a completely refurbished bathroom including an over bath shower with rainfall shower head. At the rear is a concrete sitting area and small lawn plus a large workshop with power and lighting that has been converted from a former garage in addition to private off-road parking facility.

SITUATION | This delightful property is situated in a convenient location within the enduringly popular village of Goytre. Local amenities in the village include a grocery store, doctor's surgery with pharmacy, village hall, newly refurbished main road (A4042) bus stop, hairdresser, public house/restaurant, a primary school, fish & chip takeaway and children's play area. For more comprehensive leisure and shopping facilities the historic market town of Abergavenny is situated just 7 miles to the north, whilst Cwmbran is almost equidistant to the south and the historic market town of Usk is a similar distance to the east. All three towns offer an excellent range of high street shops, banks and supermarkets. Between them the towns are well served by schools for all ages and offer motorway links and train services to Newport, Cardiff, West Wales and further afield to Bristol, the Midlands, Manchester and central London.

ACCOMMODATION

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

GROUND FLOOR COMPRISING:

Reception Hall
Sitting Room
Dining Room
Fitted Kitchen with integrated appliances

FIRST FLOOR COMPRISING:

Landing
Bedroom one
Bedroom two
Bedroom three
Bathroom including an over bath shower

OUTSIDE

FRONT GARDEN | From the front a flight of steps leads up from the pavement to the front entrance and pathway leading around one side to the rear.

REAR GARDEN | Adjoining the rear of the property is a full width sitting area including outside lighting and a cold water tap, a small lawn with flower and shrub borders, a large workshop equipped with power and

lighting that has been converted from a former garage and level gated access leading onto a rear parking area.

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 D

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 WA393140. 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 to the property is available. According to Openreach.

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

Viewing Strictly by appointment with the Agents

T 01873 564424

E abergavenny@taylorandcoproperty.co.uk

Reference AB587

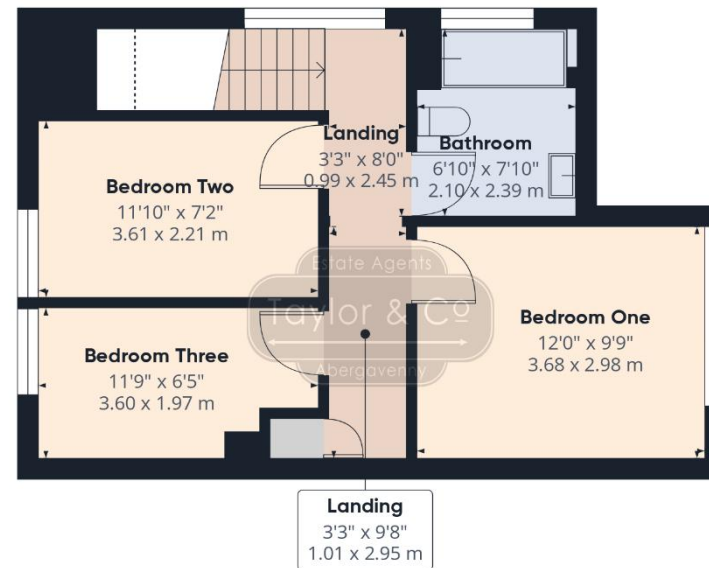
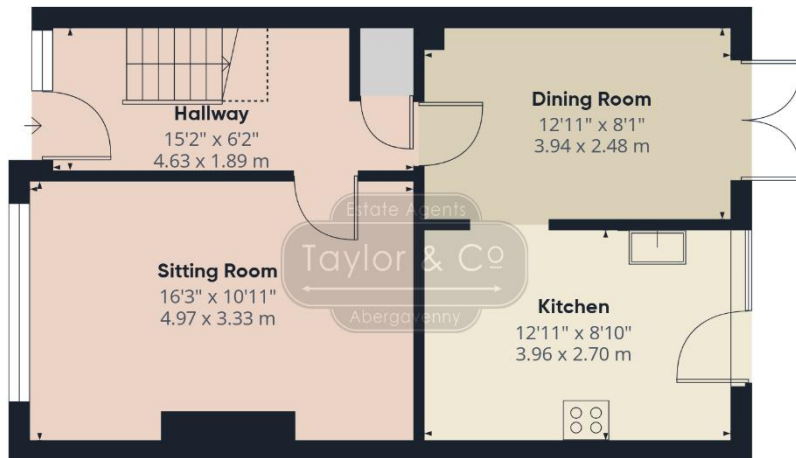






Floorplan

Estate Agents
Taylor & Co
Abergavenny



Approximate total area⁽¹⁾

973 ft²
90.5 m²

Reduced headroom

17 ft²
1.6 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.