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Estate Agents

Taylor & Co

Abergavenny

Delafield Road,  
Abergavenny, NP7 7AW

Asking Price  
£465,000



# Delafield Road

Abergavenny, Monmouthshire NP7 7AW

Beautifully presented detached family home offered for sale with no onward chain

Highly favoured location on the Western side of Abergavenny | Easy access to town centre, high street shops and schools

Walking distance to Belgrave Park with countryside walks to the Sugar Loaf easily accessible | Pedestrian route to Nevill Hall Hospital close by

Situated on the periphery of the Bannau Brycheiniog (Brecon Beacons) National Park | Spacious entrance hall | Ground floor shower room

Two reception rooms | Fitted kitchen/breakfast room | Four Bedrooms all with fitted wardrobes | Family bathroom | Beautiful garden, driveway and garage

**Situated on the periphery of the Bannau Brycheiniog – Brecon Beacons – National Park and enjoying a beautiful south westerly aspect from the rear across the beautiful Vale of Usk towards the Blorenge mountain, this well-appointed four bedroomed family home is located on the highly desirable Western side of Abergavenny, favoured by residents and buyers alike due to the superb views and close proximity of country walks including one of the area's most famous peaks, Sugar Loaf mountain with the Sugar Loaf Vineyards also close-by. This area of Abergavenny is feted for its ease of access to highly favoured schools including Cantref Primary School, Belgrave Park and the popular local public house and restaurant, The Lamb and Flag, which serves to make this an undeniably enviable position in the town. Entered through a spacious hallway, this family home is configured with families in mind with two separate reception rooms and a large patio door opening from the sitting room to the rear for full exposure and maximum enjoyment of the garden. The kitchen is fitted with a range of traditional units and includes a number of integrated appliances and a useful breakfast area. Important for family buyers, there is a ground floor shower room and access from the hallway to the garage. Upstairs, there are four bedrooms all of which have fitted wardrobes and are served by a modern family bathroom. Outside the rear garden is beautifully presented and arranged for ease of maintenance. Parking is available on the driveway which fronts a large integral garage. For buyers seeking a chain free purchase, this delightful home is being offered to the market with no forward chain making it an ideal buy for a swift sale.**

**SITUATION** | The town centre of Abergavenny offers comprehensive leisure and shopping amenities including individual boutique style shops, eateries and restaurants, grocery and newsagent stores, supermarkets, and a plethora of well-known high street shops. The town is particularly well served by schools for all ages at both primary and secondary level.

The area is internationally favoured as a foodie haven as well as an ideal base for professional and amateur leisure pursuits. There are many sports clubs and activities in the area including rugby, football, tennis, bowls and swimming and of course, cycling at both an amateur and a professional level can be found close-by.

For those seeking long walks, there are pathways leading to the River Usk and the Brecon to Monmouthshire Canal as well as the summit of Blorenge Mountain from which colourful hang gliders may be observed, plus many of the other mountains which surround this historic town.

Abergavenny also hosts a market several times a week. The town has its own cinema and leisure centre as well as several eateries for evening entertainment. Abergavenny railway station is very accessible whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Cwmbran, Cardiff, and Merthyr Tydfil and further afield to the M4 and the Midlands.

## ACCOMMODATION

**HALLWAY** | Entered from the front via a double glazed door with letter box and matching double glazed side panels, telephone point, wall mounted digital thermostat for shower room under floor heating, wall mounted gas convector heater, large built in cloaks cupboard, coved ceiling, double glazed door opening to the rear garden, staircase to the first floor with half landing and ranch style timber balustrade, personal door providing access to the garage.

**SITTING ROOM** | A large double glazed sliding patio door opening onto the rear garden with pull down sun canopy on the outside, double glazed picture window to the side, two radiators, television aerial point, ornamental fireplace with carved timber surround and marble hearth housing a flame effect electric fire, coved ceiling.

**DINING ROOM** | Large double glazed picture window with fitted vertical blind to the side, radiator, wall mounted thermostat, coved ceiling.

**KITCHEN/BREAKFAST ROOM** | A neatly fitted kitchen with an attractive range of floor and wall units incorporating drawers and cupboards with medium oak doors and contrasting fitted worktops with tiled splashback, concealed worktop lighting, inset colour coded sink unit with mixer tap, built in electric oven and four ring gas hob with integrated cooker hood over, integrated dishwasher with matching décor panel, space and plumbing for washing machine, space for larder fridge, television aerial point, two double glazed windows to the

front both with fitted roller blinds, two radiators, frosted double glazed door opening to the side, coved ceiling and inset ceiling downlighters to the breakfast area.

**SHOWER ROOM** | Attractively fitted with a modern suite in ivory with chrome fittings and complimentary tiling to the walls and floor, corner shower cubicle with curved sliding doors and 'Mira' electric shower unit, vanity wash hand basin unit with storage cupboards beneath and extending to a low flush toilet with concealed dual flush push button cistern, chrome ladder style towel rail/radiator, underfloor heating, frosted double glazed window to the front, coved ceiling.

### **FIRST FLOOR**

**LANDING** | A partially galleried landing incorporating the staircase from the ground floor with ranch style balustrade, double glazed window to the side with fitted venetian blind, loft access hatch, coved ceiling.

**BEDROOM ONE** | Double glazed window to the rear with view towards the Bloreng mountain, radiator, two large built-in cupboards, coved ceiling.

**BEDROOM TWO** | Double glazed window to the side with fitted venetian blind, radiator, two separate built in cupboards, coved ceiling.

**BEDROOM THREE** | Double glazed window to the side with fitted venetian blind, radiator, built in cupboard with double doors, coved ceiling.

**BEDROOM FOUR** | Built in cupboard with sliding double doors, double glazed window to the side with fitted venetian blind, radiator, coved ceiling.

**FAMILY BATHROOM** | An attractive bathroom fitted with a traditionally styled suite in white and comprising a panelled bath with air jets and mixer tap, vanity wash hand basin unit with mixer tap and integrated storage cupboards beneath extending to a low flush toilet with push button single flush concealed cistern, contemporary vertical radiator with integrated mirror, fully tiled walls, two small wall cupboards with inset downlights above, frosted double glazed window with

fitted roller blind, electric shaver/toothbrush point, inset ceiling downlighters, coved ceiling.

### **OUTSIDE**

**FRONT** | From the front the garden opens onto a tarmacadam driveway fronting the garage.

**GARAGE** | With up and over door from the driveway electric points and light, double glazed window to the rear, cold water tap, personal door from the hallway and entrance door to the rear opening into a small greenhouse.

From the rear the garden opens onto a full width paved patio extending into a pathway leading around the one side. From the patio semi circular steps led up to a level lawn and the entire garden is enclosed and made very private by fence/hedge borders whilst also including various flower beds and islands with a wide range of flowers, shrubs and heathers. Along the side is a smaller courtyard with rotary cloths line, further flower beds and a number of productive apple trees. A gated entrance gives access from the front.

### **GENERAL**

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

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

**Council Tax** | Band F (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 WA39325. There are 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 to the cabinet and copper wire connection available.

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

**Viewing Strictly by appointment with the Agents**

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**Reference** AB511









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

1608 ft<sup>2</sup>

149.5 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(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.