



30 CROESONEN GARDENS

ABERGAVENNY | MONMOUTHSHIRE | NP7 6BJ

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Ahead of the curve

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WELCOME TO 30 CROESONEN GARDENS

An immaculately presented, spacious four bedroom detached family home situated in the small select residential development of Croesonen Gardens, within easy reach of Abergavenny town and transport links. This attractive family home sits at the entrance to the quiet cul-de-sac and offers well presented accommodation throughout.

KEY FEATURES

- Detached modern home in popular location
- Open plan kitchen/dining room
- Spacious living accommodation
- Four generous bedrooms, principal with en-suite
- Spacious and enclosed rear garden
- Double garage and off road parking
- Circa one mile from Abergavenny town



THE PROPERTY

The property offers well proportioned living accommodation over two floors which is well presented throughout and comprises: a part glazed front door opening to a welcoming entrance hall with doors to the main living areas and cloakroom with W.C. A spacious sitting room decorated in neutral tones with feature electric effect fireplace. A modern and well equipped L shaped kitchen / dining family room, with windows to the front and rear and French doors opening onto the rear patio, this room is flooded with natural light and is the heart of the home. Fitted with a comprehensive range of base and wall cupboards with wood effect worksurfaces, integrated appliances include a large gas fired hob with extractor hood over, microwave/multi oven, fridge freezer and dishwasher. Located off the kitchen is a useful utility room with external door to the side of the house.



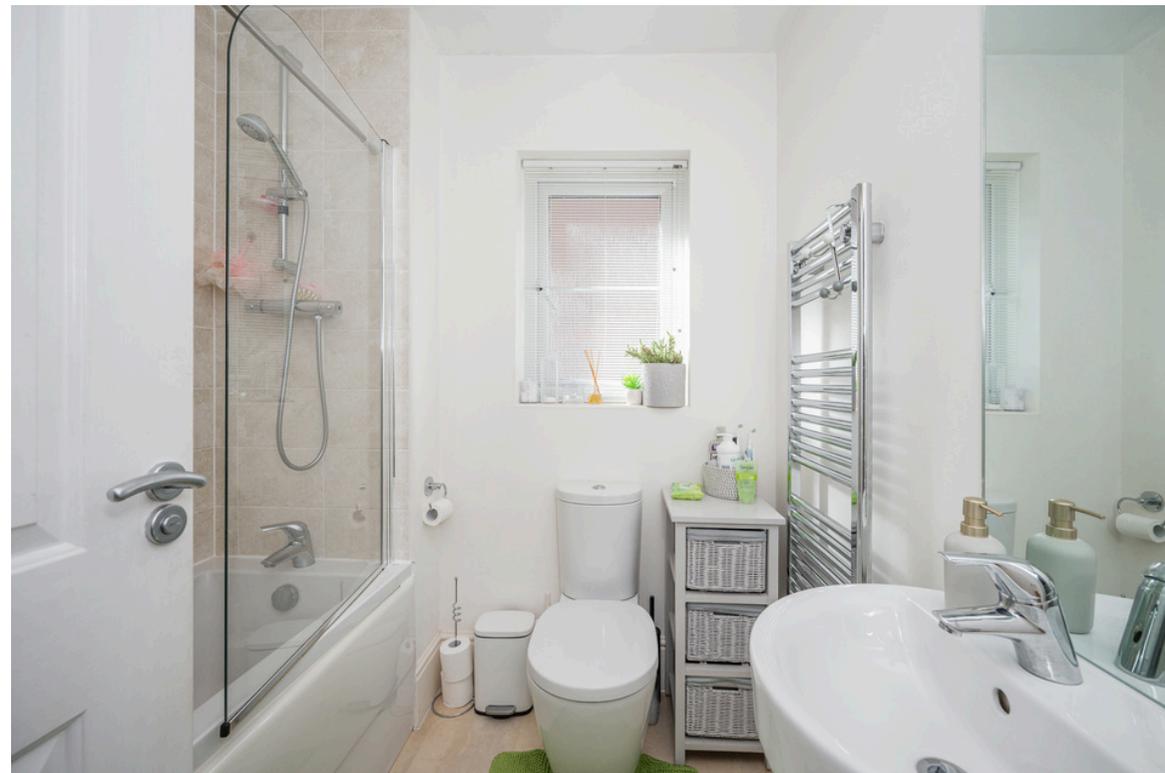






FIRST FLOOR

A staircase rises to the first floor landing, with access to four double bedrooms and modern family bathroom. The principal bedroom has built in wardrobes and benefits from an en-suite shower room. All of the bedrooms are light and generously proportioned, one other benefits from a built in wardrobe.





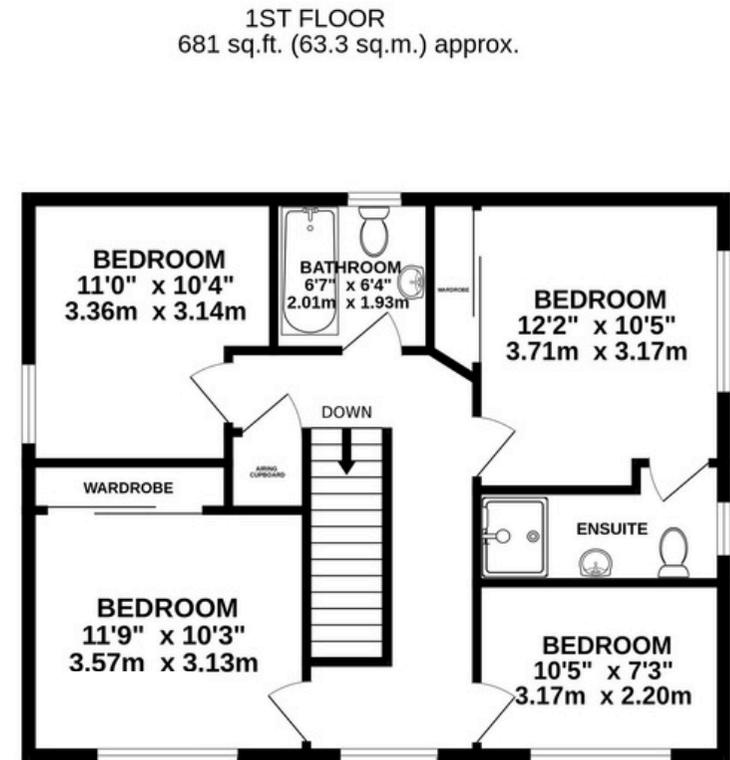
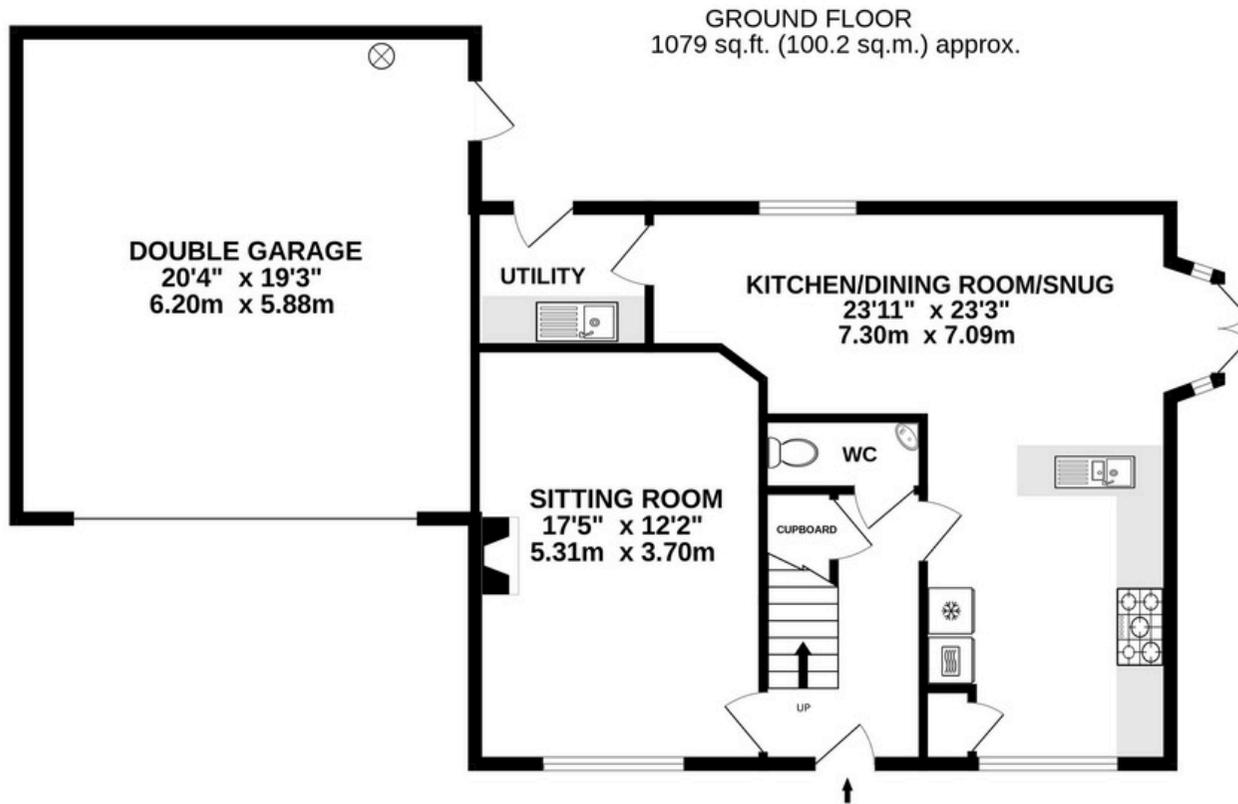


OUTSIDE

To the front of the property is a low maintenance garden with gated driveway offering ample parking and access to a double garage. To the rear of the property, is a spacious paved patio area directly adjoining the house and wraps around to the side, an ideal area for relaxing and entertaining. Adjoining the patio, is the level, lawned garden which is mainly laid to lawn, surrounded by an abundance of mature shrubs and trees. There is a wooden access door to the front and a pedestrian door to the double garage.







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TOTAL FLOOR AREA : 1760 sq.ft. (163.5 sq.m.) 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	B
B	C
C	D
D	E
E	F
F	G
Not energy efficient - higher running costs	
78	87
England & Wales	
EU Directive 2002/91/EC	



All measurements, floorplans and land plans are for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents and are for general guidance only. Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon and all information is to be verified by the solicitor acting for the buyer(s). Please note Parrys have not tested any apparatus or services and, therefore, no guarantee can be given that they are in working order. Photographs are shown for marketing purposes and it must not be assumed that any of the fixtures and fittings shown are included with the property, unless specifically mentioned within the sales particulars, some fixtures and fittings may be available by separate negotiation.
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LOCAL AREA

Croesonen Gardens is a select, popular residential area with its own small park. Local amenities include convenience stores and public houses within walking distance of the house. 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.

DIRECTIONS

From Abergavenny town centre take the Hereford Road towards Mardy. Take the turning right into Croesonen Parc and the next immediate right. Follow the road until reaching Croesonen Gardens, the property will be found on the right-hand side just as you approach the cul-de-sac.

What 3 Words -///newspaper.poem.highly



INFORMATION

Price: £525,000

Local Authority: Monmouthshire County Council.

Council Tax Band: F. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

EPC Rating: C. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Services: We understand that there is mains electricity, gas, water and drainage. Gas-fired central heating.

Broadband: Superfast and standard broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

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

Title: The house is registered under Title Number CYM532952 – a copy of which is available from Parrys.

Agent's Notes: Super fast EV car charging point on the right wall of the property, installed by British Gas and supplied by Hive which can be included within the sale for £750.00

No boats, trailers or caravans or large commercial vehicles are to be parked at the property.

Not to be used for any purpose other than a private dwelling.

Not to change the colour of the building.

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.



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