



Estate Agents

Taylor & Co

Abergavenny

Hereford Road  
Abergavenny NP7 6HU

Asking Price  
£239,950



# Hereford Road

Abergavenny, Monmouthshire NP7 6HU

Three double bedroomed semi-detached family home with two bathrooms  
Excellent presentation throughout | Ideal investment property or first time buy with no forward chain  
Living room | Contemporary Kitchen / diner with exposed stone wall | Utility room  
Modern ground floor bathroom suite plus a first floor shower room | Garage & off road parking for one vehicle  
Convenient position close to bus routes and road network around town | VIEWING HIGHLY RECOMMENDED

This is a stone dressed three double bedroomed semi-detached family home in a convenient position close to bus routes and the road network around town. Its modest house name belies its spacious and contemporary interior which has been remodelled and renovated into a stylish and appealing home. An ideal first time buy or investment purchase, the property is ready to move into and will suit buyers seeking a generously sized home with off road parking and a garage. Unusual in its configuration both outside and in, the property should be considered as roomy apartment living in a freehold two storey property. Offered to the market with no forward chain, there is no planned garden area, however, it would be possible to adapt the parking spot to the side of the garage into a small patio for those requiring an outside space to enjoy.

This home is entered from a private driveway into a living room with good room proportions and wood style flooring. The kitchen / diner features exposed stone walling to one wall and is fitted with a range of smart cabinets with space for a dining table. Usefully, there is a separate utility room with a door to the

outside and a modern white bathroom suite on the ground floor. Upstairs, the three bedrooms are served by a further white shower suite with a fitted vanity unit and a thermostatic shower mixer.

**SITUATION** | The property is situated in a favoured residential setting within easy access of the centre of Abergavenny. The historic town 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, including the new 3 to 19 year through school, King Henry VIII.

The area is an ideal base for professional and amateur leisure pursuits. There are many sports clubs and activities including rugby, football, tennis, bowls, cricket, swimming and of course, cycling at both amateur and professional level, all close-by.

## ACCOMMODATION

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

### **GROUND FLOOR COMPRISING:**

Living room  
Kitchen / Diner  
Utility room  
Bathroom

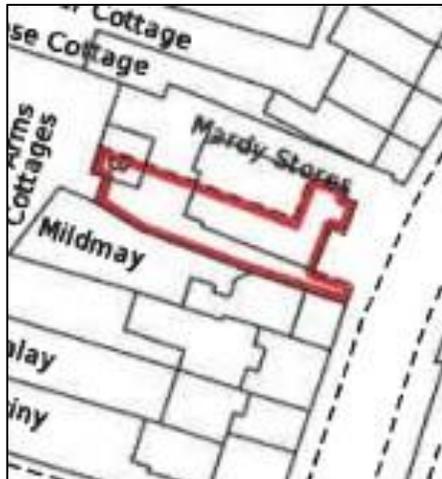
### **FIRST FLOOR COMPRISING:**

Butterfly landing  
Three bedrooms  
Shower room

## OUTSIDE

**APPROACH & DRIVEWAY** | The property is approached via a driveway to the side of the house which provides pedestrian access to the property and vehicular access to a semi-detached **garage** with a small parking area adjoining.

## TITLE PLAN



## GENERAL

**Tenure** | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors. Please note that there is a flying Freehold associated with this property as part of the first floor is positioned over the ground floor of the adjoining property.

**Covenants** | The property is registered with HMLR, Title Number CYM662126. There are restrictive covenants associated with the property, for further details.

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

**Council Tax** | Band B (Monmouthshire CC)

**EPC Rating** | Band C

**Flood Risk** | No flood risk from rivers or surface water according to Natural Resources Wales.

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

**Broadband** | According to Openreach, a full fibre broadband connection is available in the area.

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

**Viewing Strictly by appointment with the Agents**

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**Reference** AB536



## OUTSIDE







# Floorplan



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

1109 ft<sup>2</sup>  
103.1 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>  
1.1 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.

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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; if 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.