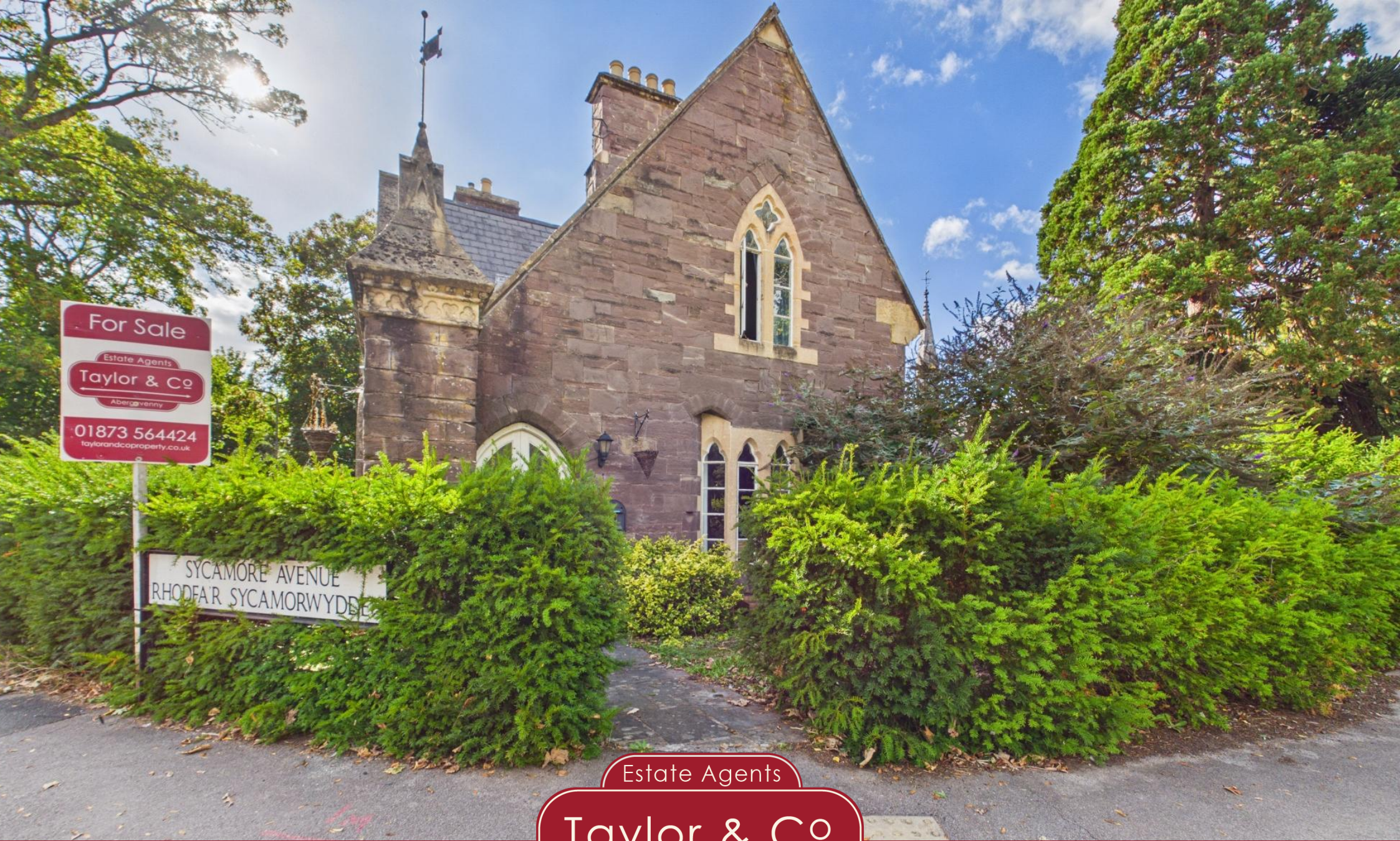




For Sale
Estate Agents
Taylor & Co
Abergavenny
01873 564424
taylorandcoproperty.co.uk

SYCAMORE AVENUE
RHODEFAR SYCAMORWYDDE

Estate Agents
Taylor & Co
Abergavenny

Sycamore Avenue
Abergavenny NP7 5JY

Offers In Excess Of
£399,950

Sycamore Avenue

Abergavenny, Monmouthshire NP7 5JY

An attractive Grade II listed former lodge house to the historic Pen Y Fal Hospital
Enormous potential (with planning consent to extend) but requiring renovation

Convenient location on the fringe of this modern development | Walking Distance to Town Centre, Shops, Theatre & Famous Market Hall
Good Access to Schools, Road & Rail Network | Front and side Porch | Two reception rooms | Kitchen and separate utility room | Toilet
Three bedrooms | First floor bathroom | Large enclosed garden and ample parking | No onward chain

Taylor & Co are delighted to have been favoured with instructions to offer for sale this attractive Grade II listed detached home that was once the lodge house to the historic Pen Y Fal hospital. Believed to date back to the late 1800's the property is situated on the fringe of this now highly regarded residential development and is within walking distance of the town centre. The property is, principally, traditionally constructed of local red sandstone under an attractive pitched and slate covered roof with Bath stone window sills, reveals and mullions of the period. Although requiring upgrading and modernisation the property has planning consent to extend and provides traditionally arranged accommodation that includes a front entrance porch, hallway, sitting room, dining room, kitchen with fitted units, side porch, toilet and separate utility room. To the first floor is a landing, three bedrooms and a bathroom. There are radiators in the majority of rooms and many of the windows have Fleur-de-lis style embellishments which are a particularly attractive feature. A gravelled driveway provides off road parking facilities with further space to the side that could be incorporated to provide additional parking if required. From the rear a raised gravel sitting area adjoins the kitchen whilst the remainder of the garden is

laid to lawn with stone boundary wall in addition to a number of mature trees including a Silver Birch, English Oak and Sycamore, two of which have tree preservation orders.

SITUATION | The town centre of Abergavenny is a little over half a mile away and 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 with its famous annual food festival taking place every September as well as being 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 who enjoy walking, there are pathways leading to the River Usk and the Brecon to Monmouthshire Canal as well as the summit of Bloreng 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.

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 has regular services into central London via Newport, whilst road links at the Hardwick roundabout give easy access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff.

ACCOMMODATION

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

GROUND FLOOR COMPRISING:

Front Porch with two entrance doors
Hallway with quarry tiled floor
Sitting Room with bay window
Dining Room
Kitchen with fitted units
Side Porch

FIRST FLOOR COMPRISING:

Landing
Bedroom One with dormer style window
Bedroom Two
Bedroom Three With built in cupboard housing the boiler
Bathroom with three piece suite and an over bath shower

OUTSIDE

The property is approached from the front by a pavement to porch pathway incorporated within a small front and side forecourt. A gravel driveway to the side provides off road parking facilities with an additional area of space further to the side that could be incorporated for additional parking if required. From the rear of the house the garden opens onto a raised gravel sitting area with outside light and cold water tap. The remainder of the garden is enclosed and laid principally to lawn whilst including a number of mature trees including a Silver Birch, Sycamore and English Oak (two of which have tree preservation orders).

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 G (Monmouthshire County Council)

EPC Rating | Band E

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 CYM140406. We are not aware of any 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 | Fibre broadband connection to the property. According to Openreach.

Mobile network | Three, EE, O2 & Vodafone indoor coverage.

Viewing Strictly by appointment with the Agents

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Reference AB593





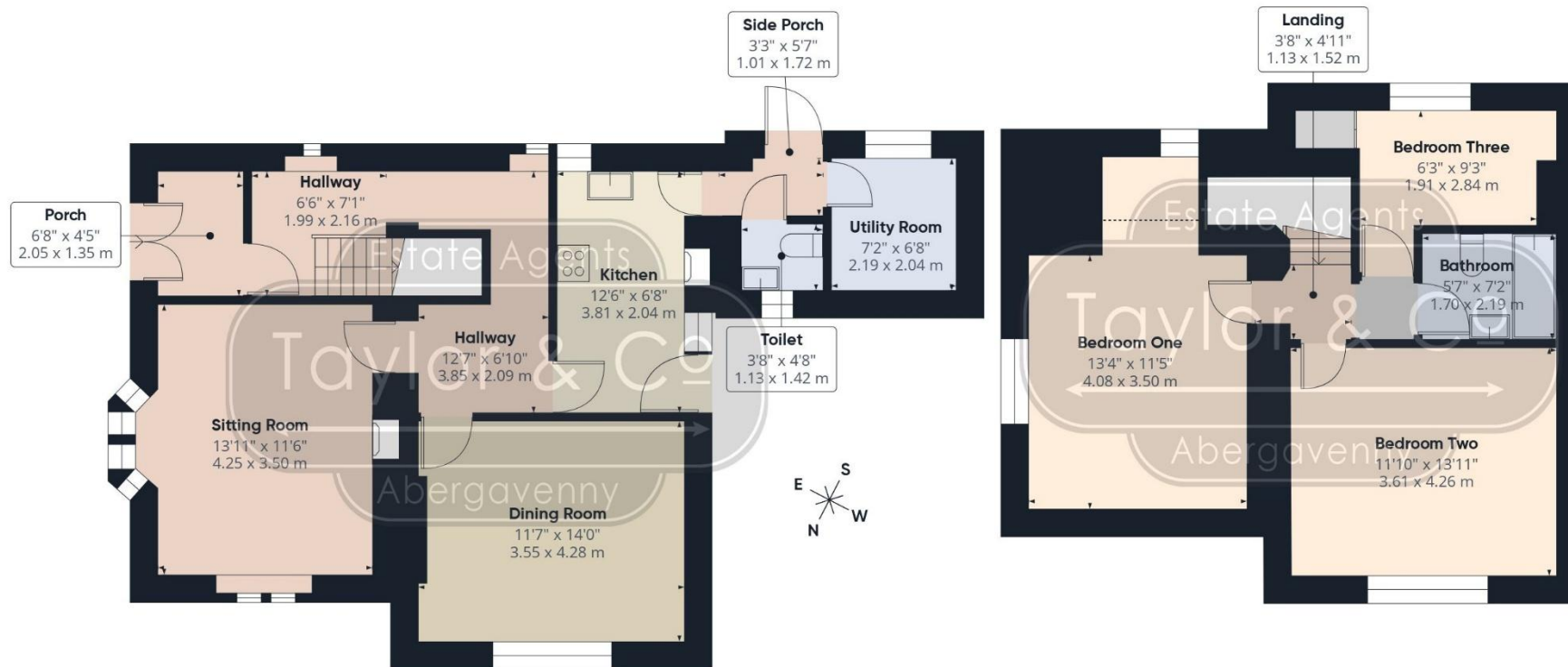


Floorplan

Estate Agents

Taylor & Co

Abergavenny



Approximate total area⁽¹⁾

1168 ft²

108.6 m²

Reduced headroom

18 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.