



Rosewarne Close

Abergavenny NP7 6QA

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£235,000

Rosewarne Close,

Abergavenny, Monmouthshire NP7 6QA

An attractive two bedroom mid terraced house with open front aspect and two parking spaces
Energy efficient home that would make an ideal first time purchase | Full double glazing
Hallway | Ground floor toilet | Sitting room | Attractively fitted kitchen/Dining area
Two double bedrooms | First floor bathroom including an overbath shower

Fully enclosed rear garden | Views towards the Skirrid Fach | No chain involved | VIEWING HIGHLY RECOMMENDED OF THIS BEAUTIFULLY PRESENTED HOME

This stylish two bedroom mid terrace home sits in low maintenance gardens and enjoys views from the front across an open green towards the Skirrid Fach. Arranged over two floors, this beautifully presented home has an entrance hall, toilet/cloakroom, living room opening into an attractive kitchen/diner with integrated appliances and patio doors leading onto the rear garden. Upstairs is a generous landing with two double bedrooms both served by a bathroom with modern white suite including an overbath shower. There is a fully enclosed rear garden laid with artificial grass for ease of maintenance and off street parking is catered for by a double width tarmacadam driveway to front. This attractive home will suit small families, first time buyers, single occupants and landlord investors in equal measure and is being offered to the market with the remainder of its 10 year Premier Guarantee.

SITUATION | The property is situated in a cul de sac location on the fringe of Abergavenny town within the small community of Llantilio Pertholey in a residential setting that provides easy access into the town itself. Local amenities include a convenience store with

post office and a highly regarded beauty salon. The town is served by several schools for all ages including the favoured Llantilio Pertholey primary school and King Henry VIII high school.

For more comprehensive leisure and shopping amenities, Abergavenny town centre is within walking distance or a local bus service provides easy access to the town with the bus stop for both directions situated a short walk away. Abergavenny hosts a market several times a week and boasts boutique style shops, grocery and newsagent stores, supermarkets and many well-known high street shops. The town also has its own cinema and leisure centre, as well as several restaurants and bistros for lunchtime and evening entertainment.

The railway station is just over two miles away, providing connecting services to Manchester and central London whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Cwmbran, Cardiff and Merthyr Tydfil.

ACCOMMODATION

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

GROUND FLOOR ACCOMMODATION COMPRISING:

Hallway
Toilet/Cloakroom
Living Room with large understairs cupboard
Fitted Kitchen/Diner with integrated appliances

FIRST FLOOR ACCOMMODATION COMPRISING:

Landing
Bedroom One with built in cupboard
Bedroom Two
Bathroom including an over bath shower

OUTSIDE

FRONT GARDEN | An open plan front garden with double width tarmacadam driveway providing off road parking for two vehicles and a small, gravelled forecourt. Views over a small green towards the Skirrid Fach.

REAR GARDEN | The rear garden is fully enclosed by close boarded timber fencing, laid with artificial grass for ease of maintenance and includes a small paved area adjoining the patio doors.

GENERAL

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

Service Charge | £229.01 Per Annum

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

Council Tax | Band D (Monmouthshire County Council)

EPC Rating | Band B

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 CYM837740. The agent is not aware of any restrictive covenants associated with the property.

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 cabinet available. According to Openreach.

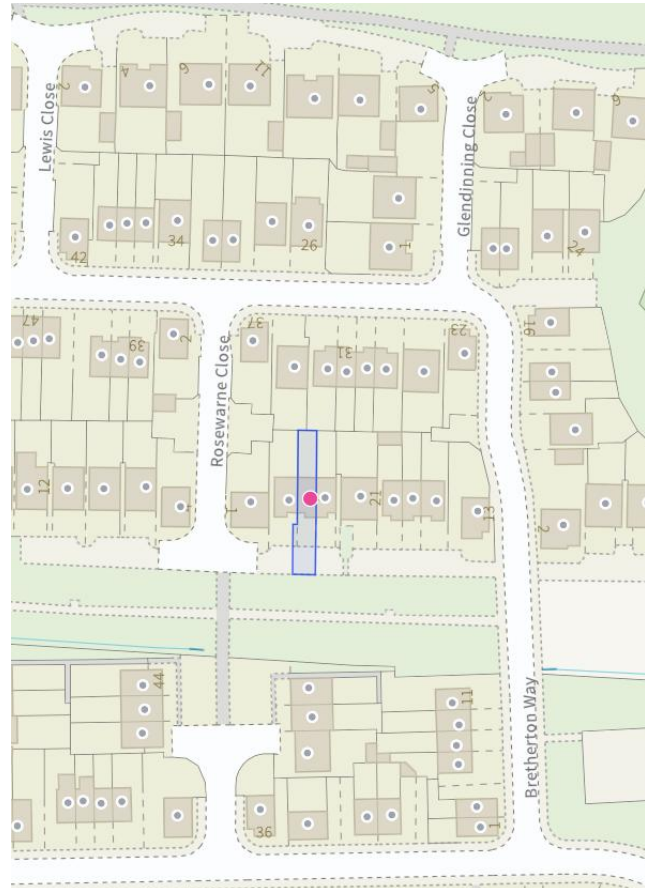
Mobile network | Three, EE, 02 & Vodafone indoor coverage.

Viewing Strictly by appointment with the Agents

T 01873 564424

E abergavenny@taylorandcoproperty.co.uk

Reference AB590





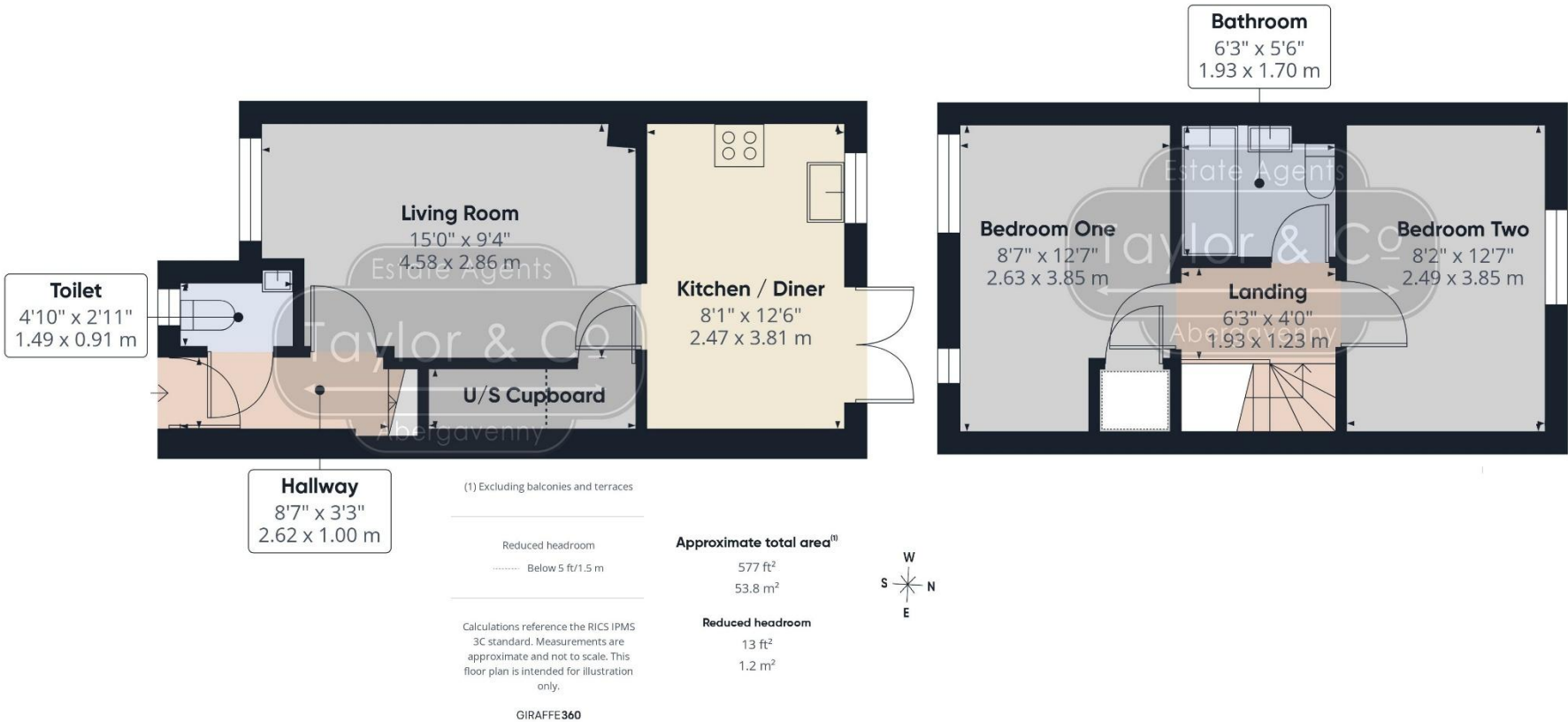


Floorplan

Estate Agents

Taylor & Co

Abergavenny



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.