



Estate Agents

Taylor & Co

Abergavenny

Merthyr Road

Abergavenny NP7 5DB

Asking Price
£260,000

Merthyr Road

Abergavenny, Monmouthshire NP7 5DB

Three bedroom end terrace family home | Entrance hallway | Dual aspect lounge / diner with doors opening into the garden
Kitchen / breakfast room | Utility room | Ground floor cloakroom / WC

Main bedroom spans the width of the house | Family bathroom with electric shower over bath | West facing garden | On street parking
Walking distance to Linda Vista Gardens and the high street | No forward chain

This stone fronted three bedroom end terrace family home sits in a convenient position within walking distance to Linda Vista Gardens and Abergavenny High Street. Offered to the market as a refurbishment opportunity with the benefit of no forward chain, this family home offers good size accommodation and a westerly rear garden with the potential for buyers to add value through a schedule of improvement works.

The property is set behind a red brick wall enclosed garden forecourt with pillars to either side of the entrance gate and a pathway leading to a storm porch which is presented with a pleasing mix of yellow brick and stone facing. The porch opens into an entrance hallway with staircase to the upper floor and doors into a lounge / diner to the front and a kitchen at the rear of the house. The generously appointed dual aspect lounge / diner has a square bay window to the front aspect, a fireplace fitted with a gas fire with back boiler, and double glazed patio doors to the rear providing access into the garden. The kitchen /

breakfast room is fitted with a range of cabinets with contrasting laminate worktops, an inset gas hob and an eye level oven. The kitchen has space for a dishwasher and a washing machine plus a breakfast bar or small table. A separate utility room adjoins the kitchen with a door to the garden and to a useful ground floor cloakroom / wc.

Upstairs, the three bedrooms (two doubles and one single) are served by a coloured family bathroom suite. Two of the three bedrooms have fitted bedroom furniture. For additional storage, there is an airing cupboard on the landing and a decent size understairs cupboard in the hall.

Buyers are advised that the sale is subject to a Grant of Probate and first registration of the property via HMLR.

SITUATION | This family home enjoys a prime central setting within walking distance of the town centre and within easy access of doctors' and dentist surgeries, Linda Vista

Gardens, the cricket ground, tennis and bowls clubs, as well as many country walks including one of the area's most famous peaks, Sugar Loaf Mountain. Just a stone's throw away are all the services and amenities one would expect of a thriving town centre.

Abergavenny boasts a comprehensive range of shopping and leisure facilities, including a wide selection of individual boutique style shops, grocery and newsagent stores, a Waitrose store, a Tesco Metro and many well-known high street shops. Abergavenny also hosts a market several times a week. The town has its own cinema and leisure centre as well as several restaurants 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

Storm Porch
Entrance Hall
Dual Aspect Lounge / Diner
Kitchen / Breakfast Room
Utility Room
Ground Floor Cloakroom

FIRST FLOOR

Landing
Bedroom One
Bedroom Two
Bedroom Three
Family Bathroom

OUTSIDE

FRONT GARDEN | The property is approached via a wall enclosed garden forecourt. Parking is on street.

WEST FACING REAR GARDEN | A small, paved patio adjoins the property with direct access from the lounge / diner. A pathway links around the house to the rear of the garden which is predominately lawned. There are two garden sheds, one of which is a large workshop. Gated access to the side providing access to the front of the house.



GENERAL

Buyer Note | The sale of this property is subject to a Grant of Probate.

Tenure | The property is not registered with HMLR and will require first registration as part of the conveyance. 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 property.

Council Tax | Band D (Monmouthshire County Council)

EPC Rating | Band E

Flood Risk | Very low 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 available in the area.

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

Viewing Strictly by appointment with the Agents

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Reference AB561

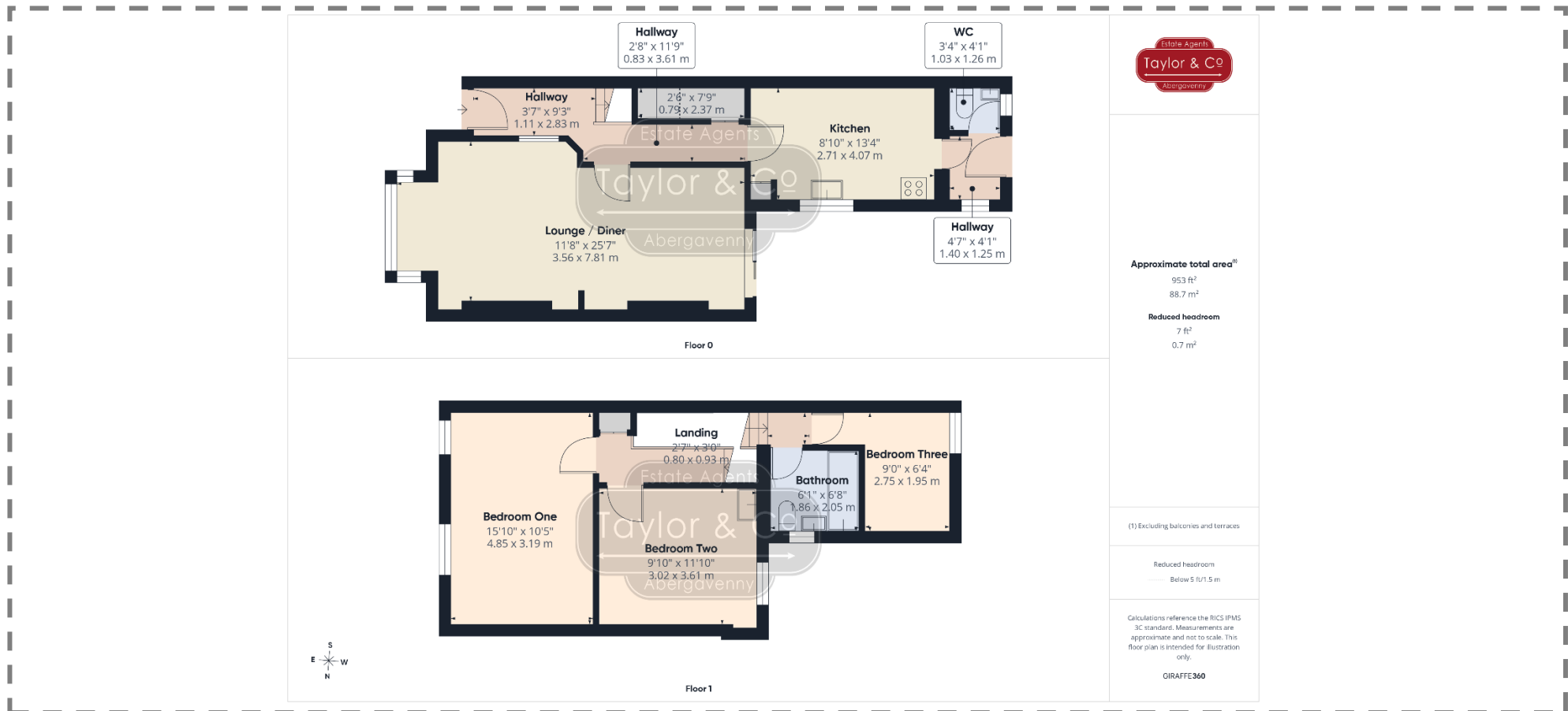
GARDEN







Floorplan



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