



Estate Agents

Taylor & Co

Abergavenny

Ostringen Close

Abergavenny, NP7 5LY

Asking Price
£375,000

Ostringen Close

Abergavenny, Monmouthshire NP7 5LY

Attractive three bedroomed detached family home in the highly regarded cul-de-sac setting of Ostringen Close
NO CONNECTED CHAIN | Within walking distance of Abergavenny town centre

Spacious dual aspect lounge / diner | Well-appointed Schreiber kitchen / breakfast room with solid Silestone worktops and seating area
Principal bedroom with en-suite shower room and pleasing views towards the lower slopes of the Blorengge | Two further good size bedrooms
Ground-floor cloakroom and family bathroom | Attractive east-facing rear garden with established planting | Integral garage and off-road parking

There are certain locations in Abergavenny that offer the best of both worlds, and Ostringen Close is certainly one of them. Peacefully positioned within a small residential cul-de-sac, yet within walking distance of the town, this attractive three bedroomed family home is offered to the market with no connected chain and combines an exceptional setting with comfortable, well-planned accommodation, a lovely garden, garage, and off-road parking.

Inside, the accommodation has a comfortable and welcoming feel. The entrance hall, with its return staircase, provides access to a useful cloakroom/WC before leading into a generously proportioned dual-aspect lounge / diner. There is plenty of space to create distinct areas for relaxing and dining, while sliding glazed patio doors bring in natural light and open directly onto the rear garden, creating an easy connection with the outside. The adjoining kitchen / breakfast room is particularly well appointed, fitted with an extensive range of Schreiber Kelmscott cabinetry complemented by solid Silestone work surfaces and matching upstands. Thoughtful storage includes glazed display cupboards, pull-out larder units, deep soft-close drawers and an integrated wine rack, with plinth and counter lighting adding a smart finishing touch. The kitchen is equipped with a five-ring gas hob with central wok burner

and Neff extractor, an eye-level Neff double oven with combination microwave and grill, integrated dishwasher and washing machine, together with a full-height Siemens American-style fridge/freezer. A Silestone fitted table provides an informal place to sit for breakfast or morning coffee and, with a window overlooking the garden and a door opening outside, this is a sociable everyday space as well as a practical kitchen.

Upstairs, the principal bedroom occupies a lovely position at the rear of the house, enjoying an attractive outlook over the garden. Fitted wardrobes provide useful storage and the bedroom has the added benefit of its own en-suite shower room. There are two further bedrooms, one overlooking the rear garden and another positioned to the front with a view towards the Sugar Loaf and a large built-in cupboard, together with a family bathroom.

Outside, this family home is set back from the road and has a pleasant approach, with a driveway providing off-road parking and leading to the attached garage. Lawns sit to either side, softened by shaped flower beds, while a paved pathway leads to the front entrance. The east-facing rear garden is a particularly charming feature of the home. A paved terrace immediately adjoining the house provides a natural spot for outdoor dining,

entertaining or simply sitting out, beyond which the garden is principally lawned. Established and well-stocked herbaceous and shrub borders create colour and interest, with a graceful silver birch providing an attractive focal point. Side access connects the front and rear gardens, while the integral garage, with power and lighting, provides useful storage in addition to the parking available on the driveway.

What makes this home especially appealing, however, is the balance it offers. Ostringen Close feels privately tucked away from the bustle of the town, yet Abergavenny's shops, cafés and amenities are within walking distance. Combined with its garden, parking, garage and a view towards the Blorengge, this is a wonderfully practical home in a location that may prove difficult to better.

SITUATION | Abergavenny town centre 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 delight. The town is particularly well served by popular schools for all ages at both primary and secondary level; schools in the private sector are also accessible and can be found in Monmouth, Hereford, Brecon, and Newport.

The area is an ideal base for professional and amateur leisure pursuits. There are many sports clubs and activities including rugby, football, tennis, bowls, and swimming and of course, cycling at both amateur and professional level, all close-by. For those seeking long walks, there are pathways leading to the River Usk and the Brecon to Monmouthshire Canal as well as to the summit of the Blorengge, one of the seven mountains that surrounds this historic town, ready to explore and located just a short distance away. Abergavenny railway station is accessible by bus, car or even walking whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Cardiff, Newport plus further afield to the M4 linking Bristol, west Wales and the Midlands.

ACCOMMODATION

The accommodation is shown below:

GROUND FLOOR COMPRISING:

Entrance hallway with cloakroom / WC
Dual aspect lounge / diner
Kitchen / breakfast room

FIRST FLOOR COMPRISING:

Landing
Principal bedroom with en-suite shower room
Bedroom two
Bedroom three
Family bathroom

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 E (Monmouthshire CC)

EPC Rating | Band D

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 WA704356. There are 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 | According to Openreach, a full fibre broadband connection to the property is available.

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

Viewing Strictly by appointment with the Agents

T 01873 564424

E abergavenny@taylorandcoproperty.co.uk

Reference AB596



OUTSIDE





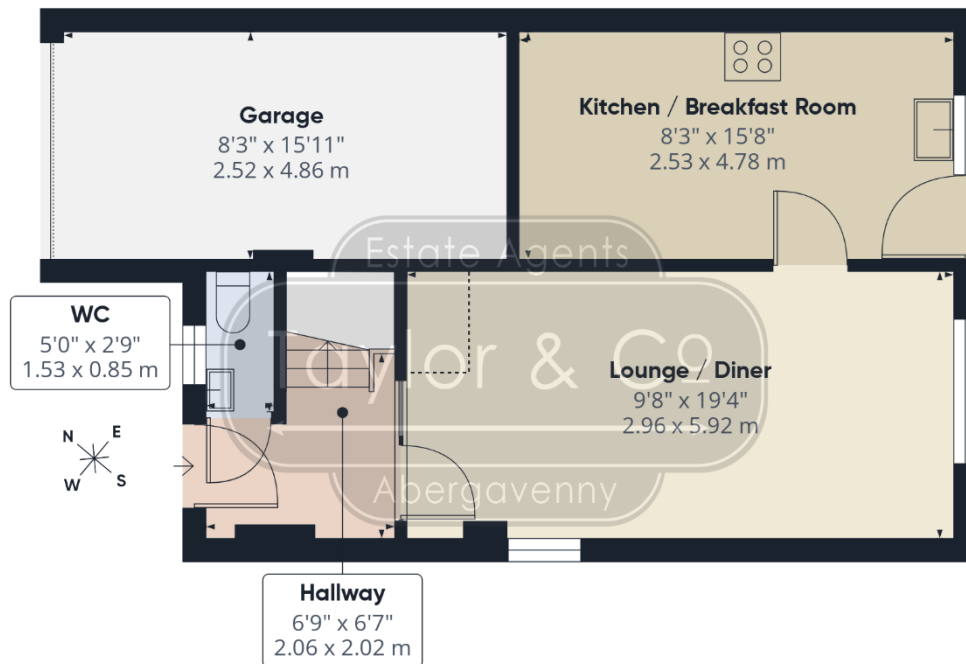
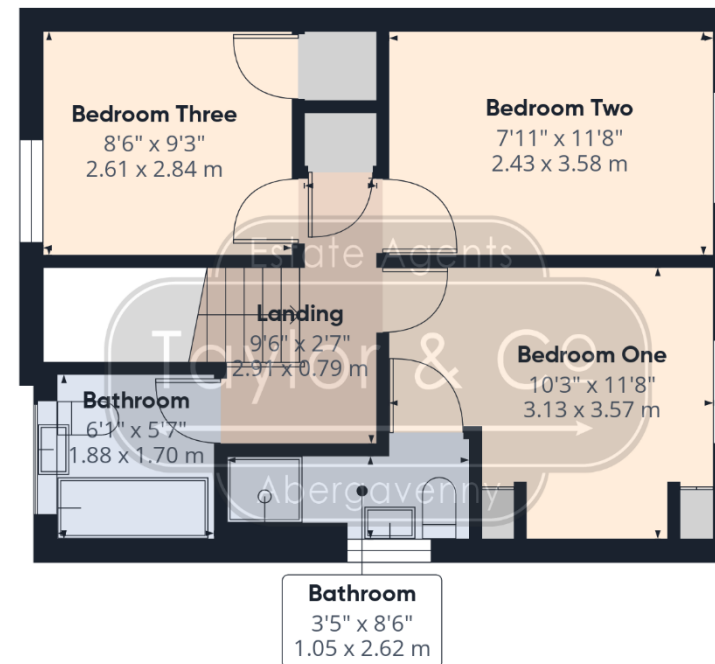


Floorplan

Estate Agents

Taylor & Co

Abergavenny



Approximate total area⁽¹⁾

906 ft²

84.1 m²

Reduced headroom

7 ft²

0.6 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.