



Estate Agents

Taylor & Co

Abergavenny

Vale View

Abergavenny NP7 6BE

Asking Price
£275,000

Vale View

Abergavenny, Monmouthshire NP7 6BE

Immaculate and stylishly presented three bedroomed semi-detached family home | Popular location within walking distance of a local parade of shops and schools
Stylish and neutral décor throughout | Views to the Little Skirrid and the Deri
Living room | Kitchen / diner with contemporary units & integrated appliances | Side lobby giving front and rear access | Ground floor cloakroom plus utility / storeroom
Three first floor bedrooms | Modern white bathroom suite
Manicured front and rear gardens with an east/west orientation for plenty of sunshine | Potential to create off road parking at the rear subject to consent

This three bedroomed family home is immaculately presented for sale with a stylish and neutral décor throughout complemented by a pleasing blend of flooring and tiling, a contemporary kitchen featuring a range of integrated appliances plus a modern white bathroom suite. Occupying a popular position within walking distance of a local parade of shops and both primary and high schools, this home sits in manicured gardens and enjoys an east/west orientation for plenty of sunshine with an outlook over the valley towards the Little Skirrid at the rear and the Deri at the front which can be seen from both inside and out of this lovely home.

Designed to be suitable for families, first time buyers, second steppers and investors alike, this is a great turn-key property and is ready for buyers to simply move into. Alongside its decoration, flooring replacements and fittings, the owners have further enhanced upgraded their home over time, replacing the windows, incorporating the outbuildings into the internal space of their home with the creation of a useful side lobby and adding an energy efficient external insulation system through the application of a Green Deal Scheme.

SITUATION | This family home is in a popular residential location within walking distance of a local parade of shops and several schools at primary level as well as the town's high school, King Henry VIII.

Enjoying a landscape rich in beauty and history, the town centre boasts a comprehensive range of shopping and leisure facilities, including a wide selection of boutique style shops, grocery and newsagent stores, supermarkets, including a large Waitrose with Home section and many well-known high street shops. Abergavenny also hosts a farmers' market several times a week as well as having its own cinema, theatre, and leisure centre, plus several restaurants for evening entertainment. Culturally important, local events of national and international significance include the Abergavenny food festival, the Green Man music festival and the Hay festival of literature, with other regular events taking place throughout the year.

The area is frequented by outdoor pursuits and sports enthusiasts with excellent opportunities for hang gliding, pony trekking, canoeing, mountain walking and running. The

railway station has regular services into Cardiff (34mins), Bristol and London via Newport (25mins) whilst road links give easy access to the motorway for Bristol (1hr), Cardiff (1hr), Birmingham, the South West and London and "A" routes for Monmouth, Cheltenham and Brecon.

ACCOMMODATION

ENTRANCE HALLWAY | Composite entrance door with picture window to the side, coved ceiling, staircase to the first floor, understairs storage cupboard, tiled floor, radiator.

LIVING ROOM | Double glazed window to the front aspect, coved ceiling, radiator, wood style flooring.

KITCHEN / DINER | This stylish kitchen is fitted with a range of cabinets in a pale grey hi-gloss finish incorporating curved corner units, a pull out spice rack and deep pan drawers, contrasting wood style worktops with tiled splashbacks, inset one and half bowl sink unit, inset four ring gas hob with extractor hood above, eye level double oven with grill, integrated fridge, two double glazed

windows to the rear aspect overlooking the garden, coved ceiling, tiled floor, two radiators. A door opens into:

SIDE LOBBY | Double glazed doors to both the front and rear opening into the gardens, inset ceiling spotlights, space for washing machine with worktop over, useful storage cupboard.

CLOAKROOM | Lavatory, window to the lobby.

UTILITY / STOREROOM | This is a great storage/utility space for the property and has a double glazed window plus power supply.

FIRST FLOOR

LANDING | Coved ceiling, loft access.

BEDROOM ONE | Double glazed window to the rear aspect with a view towards the Little Skirrid, coved ceiling, inbuilt wardrobe to one wall, cupboard housing Worcester boiler, radiator.

BEDROOM TWO | Double glazed window to the front aspect with a view towards the Deri, coved ceiling, fitted shelving and storage cabinets to one wall, radiator.

BEDROOM THREE | Double glazed window to the front aspect with a view towards the Deri, coved ceiling, radiator, deep inbuilt storage cupboard over the stairwell.

FAMILY BATHROOM | Fitted with a contemporary white suite to include a panelled bath with overhead shower

attachment and glass shower screen, wash hand basin in vanity unit, lavatory, tiled walls, ladder towel radiator, frosted double glazed window, coved ceiling.

OUTSIDE

FRONT GARDEN | The house is set back from the roadside and is approached via a wall enclosed lawned garden with a footpath leading to the entrance, plus a separate door to the side lobby for ease of access to the rear.

REAR GARDEN | A patio adjoins the back of the house providing a great seating space from which to admire the view. The garden comprises a well-manicured lawn with a pathway to the rear and close boarded fencing to the rear. A gate at the rear of the property provides access to a service lane.



PARKING | There is the potential to create off road parking at the rear of the property subject to the required consent.

GENERAL

Tenure | 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 house.

Council Tax | Band C (Monmouthshire CC)

EPC Rating | Band C

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

Covenants | The property is registered with HMLR, Title Number WA788843. 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. Refer to Monmouthshire Planning.

Broadband | According to Openreach, full fibre broadband, fibre to the cabinet and a copper wire connection is available in this area.

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

Viewing Strictly by appointment with the Agents

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Reference AB468



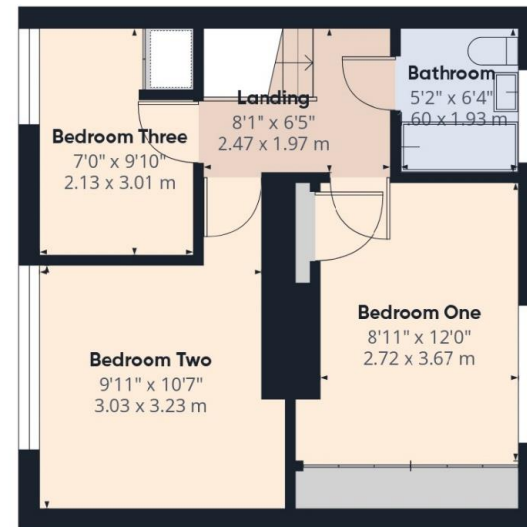
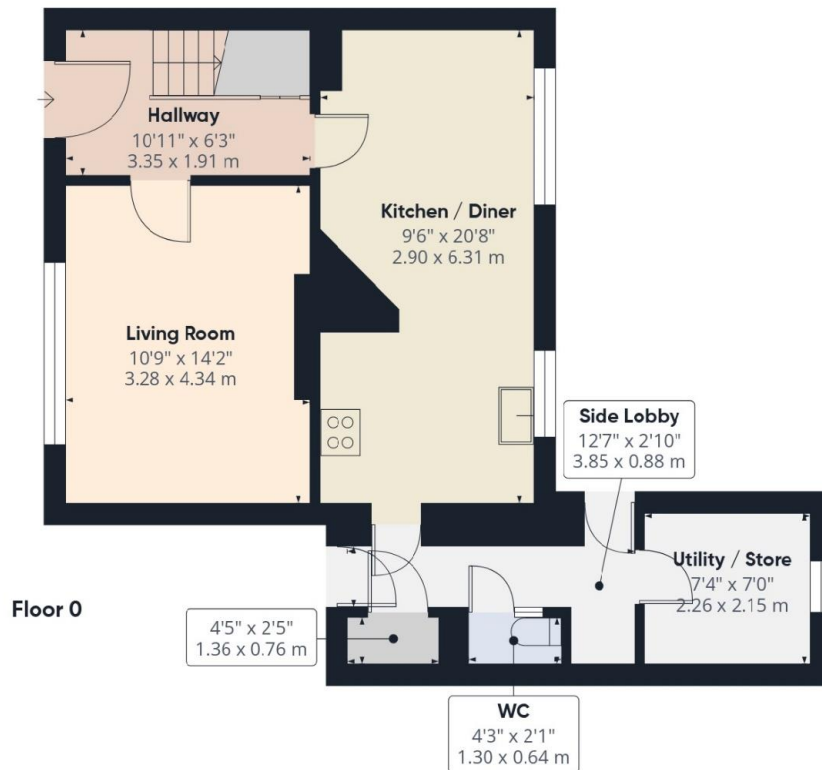


Floorplan

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Approximate total area⁽¹⁾

912 ft²
84.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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; 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.