



Estate Agents

Taylor & Co

Abergavenny

Ross Road

Abergavenny NP7 5LT

Asking Price

£180,000

# Ross Road

## Abergavenny, Monmouthshire NP7 5LT

An attractive, three storey traditional middle terraced house  
Centrally located in Abergavenny Town Centre | walking distance to shops, bus and train stations  
Ideal home for investors or first time buyers | One bedroom and bathroom on the first floor plus loft room on the second floor  
Large lounge with electric fire | Fitted Kitchen and rear lobby | Gas central heating with modern Combination boiler  
Large West facing rear garden | No onward chain

**SITUATION** | Located close to this historic town centre that 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. 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 Bloreng, 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

**ENTRANCE PORCH** | Entered from a upvc glazed door, two windows to either side, meter box.

**LIVING ROOM** | Stone hearth and surround housing electric fire, double glazed window to the front, two radiators, understairs storage cupboard, meter cupboard.

**KITCHEN** | Floor and wall units with laminate worktop, tiled splashbacks, stainless steel sink and drainer, space for washing machine, space for gas cooker, wall mounted combination boiler, laminate flooring, window to rear, radiator, door to:-

**REAR LOBBY** | Two windows to either side, double glazed doors to rear.

### FIRST FLOOR

**LANDING** | Doors off to bedroom, bathroom and staircase to second floor.

**BEDROOM** | Built in double door wardrobe, window to the front aspect, radiator.

**BATHROOM** | Four-piece suite to include a panelled bath, shower cubicle with electric shower within, vanity unit incorporating hidden cistern lavatory, wash hand basin, extractor fan, ladder towel radiator, laminate flooring, window to rear.

### SECOND FLOOR

**LOFT ROOM** | Stairs up from the landing open into a spacious loft room with velux window to the rear and window to the front, radiator, reducing ceiling height.

### OUTSIDE

**REAR** | Small paved patio area directly outside rear of the house, steps up to lawned area, shrubbery to one side, garden shed, enclosed on all sides with timber fencing.

### GENERAL

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

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

**Council Tax** | Band C (Monmouthshire County Council)

**EPC Rating** | Band D

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

**Covenants** | The property is registered with HMLR, Title Number WA356637. There are no 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. Refer to Monmouthshire Planning.

**Broadband** | Fibre to the cabinet and copper wire connection available.

**Mobile network** | All indoor coverage available.

**Viewing Strictly by appointment with the Agents**

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**Reference** AB441





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Approximate total area<sup>(1)</sup>

691.48 ft<sup>2</sup>

64.24 m<sup>2</sup>

Reduced headroom

52.96 ft<sup>2</sup>

4.92 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** 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.