



Estate Agents

Taylor & Co

Abergavenny

Glyndwr Gardens

Ysbytty Fields, Abergavenny NP7 9JL

Asking Price
£349,950

Glyndwr Gardens

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A beautifully presented and extensively refurbished modern detached house occupying a pleasant cul-de-sac location
Open porch | Hallway | Ground floor toilet/cloakroom | Superbly fitted modern kitchen/dining room with integrated appliances
Three double bedrooms | Refitted family bathroom including an overbath shower
Attached single garage and tarmacadam driveway plus an additional parking space to the front
Enclosed rear garden with two paved sitting areas and beautiful south westerly aspect with view of the Bloreng

This generously proportioned three bedroom detached family home occupies a cul-de-sac setting in attractive and enclosed gardens with distant views towards the Bloreng yet is within walking distance of the town centre, train & bus stations and being on the well-connected eastern side of the town has ease of access to the road network for travel further afield.

Offering extensively refurbished, modern accommodation, this beautifully presented home is entered from an open porch to the front into a hallway with adjoining ground floor cloakroom/toilet. A spacious sitting room then leads into an adjoining dining room with French doors opening onto the rear garden and an open plan ultra-modern fitted kitchen with integrated appliances and quartz worktops. To the first floor is a landing, three well-proportioned bedrooms and a completely refurbished family bathroom including an overbath shower. There is an attached single garage with personal door opening to the rear garden and additional off-road parking. Windows and doors have all been replaced with energy efficient double glazed sealed units and heating is provided to

radiators throughout the property from a recently installed condensing combination type boiler.

SITUATION | Within walking distance of this family home 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, supermarkets, and many well-known high street shops. Abergavenny also hosts a market several times a week in the historic Market Hall which is just a short walk away.

The town has its own highly regarded theatre, cinema and leisure centre as well as several restaurants and bistros for evening entertainment. The greater area is served well by schools for all ages in both the private and the state sector.

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. Bus services run to Pontypool, Cwmbran, Cardiff, Brecon, and Monmouth.

ACCOMMODATION

OPEN FRONTED PORCH

HALLWAY | Composite double glazed entrance door, laminate flooring, vertical radiator, staircase to first floor.

TOILET | Lavatory, vanity unit with wash hand basin and storage beneath, frosted double glazed window radiator, laminate flooring.

SITTING ROOM | Walk in understairs cupboard, laminate flooring, radiator, double glazed window to the front, coved ceiling, wall mounted Hive thermostat.

KITCHEN/DINER | Attractively fitted with modern range of floor and wall units with soft close doors in a high gloss finish, quartz worktops with tiled splashbacks with integrated drainer and inset stainless steel sink with mixer tap, integrated ‘slide and hide’

combination oven and microwave, matching four ring gas hob with extractor hood above, integrated bin storage, integrated fridge/freezer, concealed LED worktop and plinth lighting, recessed ceiling downlighters, polished ceramic floor tiles, double glazed French doors with integrated venetian blind opening to the rear garden, double glazed window to rear with fitted venetian blind.

FIRST FLOOR

LANDING | Double glazed window to the side with fitted venetian blind, loft access hatch, built in airing cupboard housing Worcester combination boiler.

BEDROOM ONE | Double glazed window to the rear with fitted vertical blind, laminate flooring, radiator.

BEDROOM TWO | Double glazed window to the front with fitted vertical blind, laminate flooring, radiator.

BEDROOM THREE | Double glazed window to the front with fitted vertical blind, laminate flooring, radiator.

FAMILY BATHROOM | Having been completely refurbished with an attractive modern suite in white with chrome fitting to include a panelled bath with glass shower screen, mixer tap and rainfall shower over, lavatory with hidden cistern, vanity unit with inset wash hand basin and mirror with touch screen lighting above, chrome ladder towel radiator, inset downlighters, ceiling extractor fan,

double glazed frosted window, tiled walls and flooring.

OUTSIDE

A walled front garden encloses an additional parking space plus a tarmac driveway fronting the garage. An open fronted porch gives access to the front door and a timber side gate give access along the side to the rear.

GARAGE | With remote electric roller shutter door, storage space in rafters, pedestrian door opening to the rear garden, electric points and light.

The rear garden opens from the house onto a large paved sitting area with outside lighting and cold water tap. The remainder of the garden is level, enclosed by close boarded timber fencing and laid principally to lawn except for a further smaller paved sitting area perfectly located to take full advantage of the lovely south westerly aspect with view towards The Bloreng mountain.

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 County Council)

EPC Rating | Band C

Flood Risk | Low risk from surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number WA773456. 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 | Full fibre to the premises, fibre to the cabinet and copper wire connections are available at the property.

Mobile network | Likely O2 coverage according to Ofcom.

Viewing Strictly by appointment with the Agents

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Floorplan



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.