



Estate Agents

Taylor & Co

Abergavenny

Waterside,

Abergavenny, Monmouthshire NP7 5LJ

Asking Price
£270,000

Waterside

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A beautifully presented, modern end terrace house situated close to the centre of town and its associated amenities
Entrance hall | Comfortable sitting room | Extended kitchen/dining room that is attractively fitted with double doors opening to the garden
Two Bedrooms the master with large built-in wardrobe | Re-fitted modern bathroom including an overbath shower
Gas central heating | Full double glazing | Off road parking facility for two vehicles
VIEWING HIGHLY RECOMMENDED AS THIS IS AN OPPORTUNITY NOT TO BE MISSED

Taylor & Co are delighted to offer to the market this attractive, modern end of terrace house that has been extended and updated by the current owners to provide beautifully presented accommodation that comprises a small hallway, comfortable sitting room, attractively fitted kitchen/dining room incorporating a single storey extension, two first floor bedrooms and a refurbished bathroom including an over bath shower. There is an open plan garden to the front with tandem parking space for two vehicles and fully enclosed side and rear garden with Indian sandstone paving that also includes a very useful block built garden storage shed.

SITUATION | Waterside enjoys a central setting just off Ross Road within walking distance of the town centre. 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, supermarkets and many well-known high street shops. Abergavenny also hosts a market several times a week in the historic Market Hall which is also 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.

Abergavenny railway station is under 1 mile away and has regular services into central London and Bristol via Newport, whilst road links at the Hardwick interchange give easy access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff. The town's bus station is located close-by and is accessed easily via the courtyard adjacent to St Mary's Church. The town is well served by schools for all ages, including the newly developed King Henry VIII which caters for children from 3 to 18 years.

ACCOMMODATION

HALLWAY | Entered from the front via a composite double glazed door with letterbox, radiator, herringbone LVT flooring.

SITTING ROOM | Double glazed window to the front with fitted venetian blind, wall recess for flat screen television, ornamental fireplace recess with artificial timber mantle, radiator, staircase to the first floor, ceiling mounted mains operated smoke alarm, accent wall with panelling, herringbone LVT flooring.

KITCHEN/DINING ROOM | The kitchen area is attractively fitted with a matching range of floor and wall cupboards incorporating drawers and cupboards with cream high gloss doors and contrasting fitted worktops with tiled splashback and concealed worktop lighting, worktop extending into a small breakfast bar, inset one and a half bowl single drainer sink unit with mixer tap, integrated dishwasher and washer/dryer with matching décor panels, space for slot

in range cooker, radiator, inset ceiling mounted mains operated smoke alarm and downlighters, double glazed window to the side, large walk in understairs storage cupboard, separate built in storage cupboard housing a wall mounted "Imini" gas fired condensing combination boiler supplying heating and hot water, herringbone LVT flooring throughout.

FIRST FLOOR

LANDING | Access to all first floor rooms, loft access hatch, ceiling mounted mains operated smoke alarm.

BEDROOM ONE | Large built in double wardrobe with internal lighting, double glazed window to the front, radiator.

BEDROOM TWO | Double glazed window to the rear, radiator.

BATHROOM | Neatly fitted with a modern, traditionally styled suite in white with chrome fittings and comprising a panelled bath with mixer tap, thermostatic shower unit and glazed shower screen over, low flush toilet, small vanity wash hand basin with mixer tap and storage cupboards beneath, chrome ladder style towel rail/radiator, frosted double glazed window to the rear, inset ceiling downlighters, wall mounted extractor fan, fully tiled around bath, tiled floor, wall mirror with back light and demister.

OUTSIDE

The property sits at the end of a small cul de sac which gives access to a double (tandem) parking space and an open plan gravelled garden. A pedestrian side gate gives access to the rear and above the front entrance door is a storm canopy with outside light.

From the dining area double doors open onto the rear garden which is fully enclosed by close boarded timber fencing with pedestrian gate opening to the rear. The garden is paved for ease of maintenance with Indian sandstone slabs plus pretty raised flower beds. There are outside electric points, light and cold water tap plus an extremely useful block-built garden storage shed to the side.

GENERAL

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

Services | Mains gas, electricity, water and drainage are connected to the house.

Council Tax | Band D (Monmouthshire County Council)

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 WA811804. There are 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.

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

Mobile network | 02, Three, EE, Vodaphone indoor coverage.

Viewing Strictly by appointment with the Agents

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Reference AB486







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