



Estate Agents

Taylor & Co

Abergavenny

Croesonen Parc
Abergavenny, NP7 6PF

Asking Price
£450,000

Croesonen Parc

Abergavenny, Monmouthshire, NP7 6PF

Superb four bedroomed detached family home in a cul-de-sac setting on a favoured residential development
Generously proportioned accommodation which has been enhanced throughout by a contemporary presentation
Large open plan lounge / diner | Kitchen overlooking the garden | Utility room & cloakroom | Study | Spacious, insulated timber clad garden room
Principal bedroom with en-suite shower & walk-in wardrobe | Three further good size bedrooms | Family bathroom with free standing slipper bath
Rear garden with sun terrace, side and rear access | Garage / store | Workshop equipped with power | Off street parking

This superb four bedroomed detached family home is situated in a cul-de-sac setting in a highly favoured and established residential development on the fringe of Abergavenny town centre and enjoys good access to local schools, the road network and public transport links into and out of town. Enjoying views towards the Blorenges and the Deri with a gate opening onto a playing field at the rear, this property offers spacious family-size accommodation which has been much enhanced and improved by the current owners. A contemporary and well-designed stylish home, the property is in excellent decorative order and is presented for sale to an exemplary standard throughout with Mandarin Stone tiled flooring, oak panelled doors, three reception spaces, two bath/shower suites and for those home-workers, a detached and fully insulated timber clad garden room which incorporates a wet room, in addition to a separate large workshop equipped with power and lighting.

Entered through a central and welcoming hallway, this home has a 25'9 x 10'11 dual aspect through lounge/diner which accommodates a wood stove and in turn, opens into a generous, modern fitted kitchen which overlooks the garden. A rear lobby adjoins the kitchen, leading into a useful utility room with access to the garage store at the front of the house. Storage is key to this property and there is a good amount of room available for stowing away the paraphernalia of family life both outside and in, with in-built cupboards around the home plus storage sheds in the garden. Upstairs, the principal bedroom has an en-suite shower and a walk-in wardrobe, with the three further bedrooms served by a modern white bathroom suite with slipper bath, and a cloakroom on the ground floor.

SITUATION | This family home is situated in a favoured residential setting within easy access of the centre of Abergavenny. This historic 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 with the nearest primary school being within walking distance in a neighbouring road. 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 Deri, one of the seven mountains that surrounds this historic town, ready to explore and located just a short distance away.

ACCOMMODATION

WELCOMING ENTRANCE HALLWAY | Double glazed entrance door, coved ceiling, Mandarin Stone tiled floor, staircase to the first floor with understairs cupboard, further walk-in storage cupboard, radiator.

CLOAKROOM | Lavatory, wash hand basin, coved ceiling, extractor fan, tiled floor, radiator.

From the hallway, a door opens into a:

THROUGH LOUNGE / DINER COMPRISING:

LIVING ROOM | Double glazed bay window to the front aspect, coved ceiling, ceiling spotlights, free standing wood stove, vertical radiator plus a supplementary radiator, Mandarin Stone tiled floor. The living room is open plan to:

DINING ROOM | Sliding double glazed doors open onto a sun terrace in the garden, coved ceiling, vertical radiator, ceiling spotlights, Mandarin Stone tiled flooring. The dining room is open to:

KITCHEN | This modern kitchen is fitted with a range of cabinets in a contemporary green colour washed finish with contrasting laminate worktops and tiled splashbacks plus a large complementary style wooden unit with solid wood worktop over, inset ceramic sink unit, space for a Range style cooker with extractor hood above, space for a dishwasher, double glazed window to the rear aspect overlooking the garden, coved ceiling, Mandarin Stone tiled flooring, partly glazed oak

panelled door to the hallway. A sliding oak panelled door with a wrought iron door furniture leads to:

REAR LOBBY | Double glazed door into the garden with window to the side, coved ceiling, Mandarin Stone tiled flooring. A latched door opens into:

UTILITY ROOM | Frosted double glazed window, fitted shelving, coved ceiling, fitted base unit, space for washing machine and tumble dryer with worktop over, radiator, tiled floor. An oak panelled door opens into:

FORMER GARAGE / STORE ROOM | This useful space has been divided to accommodate the utility room but retains a vehicular door frontage, consumer unit, meters, power and lighting.

From the hallway, a door opens into:

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

FIRST FLOOR

LANDING | Double glazed window to the stairwell, coved ceiling, loft access.

BEDROOM ONE | Double glazed window to the front aspect with an outlook towards the Deri and the Bloreng, coved ceiling, large inbuilt wardrobe, radiator, wood style flooring, Door to:

EN-SUITE SHOWER ROOM | Fitted with a white suite to include a shower cubicle with thermostatic shower mixer and a circular wash hand basin set in vanity unit, ladder towel radiator, coved ceiling, extractor fan, wood style flooring.

BEDROOM TWO | Double glazed window to the rear aspect overlooking the garden, coved ceiling, radiator.

BEDROOM THREE | Double glazed window to the rear aspect overlooking the garden, coved ceiling, radiator.

BEDROOM FOUR | Double glazed window to the front aspect with an outlook towards the Deri and the Bloreng, coved ceiling, radiator, wood style flooring.

FAMILY BATHROOM | Fitted with a white suite to include a slipper bath with freestanding tap and overhead shower unit, lavatory, oval wash hand basin in vanity unit, ceiling spotlights, frosted double glazed window, vertical towel radiator, tiled floor.

OUTSIDE

FRONT GARDEN | The property is approached via a driveway with off road parking for approximately three vehicles. The driveway is bordered by railway style sleepers with a lawn to the side hosting an attractive specimen Acer tree.

REAR GARDEN | The rear garden has a sun terrace spanning the width of the rear of the house which enjoys direct access from the dining room thus making this a great space for outdoor dining and entertaining. A paved pathway dissects the lawn to either side leading to a further patio at the rear. Of particular importance for homeworkers is the addition of an insulated garden room comprising:

DETACHED GARDEN ROOM / HOME OFFICE 18'11 x 9'0 | A fantastic addition to the house, this insulated cabin has a dual aspect with a double glazed entrance door to the front plus a double glazed window and a set of double glazed patio doors to the side overlooking the garden. This modern garden room would make an excellent home office and comprises a reception area, a kitchenette equipped with units, a sink and space for a fridge. There is also a wet room fitted with an electric shower, lavatory, wash hand basin, skylight window, tiled floor and walls. The garden room is heated via an electric heater and is equipped with power, ceiling spotlights, and has wood style flooring.

The garden contains several useful **outbuildings** incorporating a garden shed, a wood store, and a workshop equipped with power and light. Usefully there is gated access to the front via both sides of the property, plus an outside water tap plumbed to a butler sink and external lighting.

GENERAL

Tenure | We are informed the property is Leasehold. The lease term is for 999 years commencing on 14th October 1973. Intending purchasers should make their own enquiries via their solicitors.

Covenants | The property is registered with HMLR, Title Number WA349747. There are no restrictive covenants associated with the property, for further details, speak to the Agent.

Services | Main gas, water, drainage and electricity are connected to the property.

Council Tax | Band F (Monmouthshire CC)

EPC Rating | Band D

Flood Risk | There are no recorded flood events at this property according to Natural Resources Wales.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. Refer to Monmouthshire CC planning department for further information. Planning consent was granted in 2016 for a timber framed and clad garden room to be constructed in the garden under planning reference DC/2016/00387.

Broadband | According to Openreach, fibre is connected to the cabinet and there is also a copper broadband connection in this postcode area.

Mobile network | According to Ofcom, Three, 02 and Vodafone have likely indoor coverage.

Viewing Strictly by appointment with the Agents

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Reference AB466







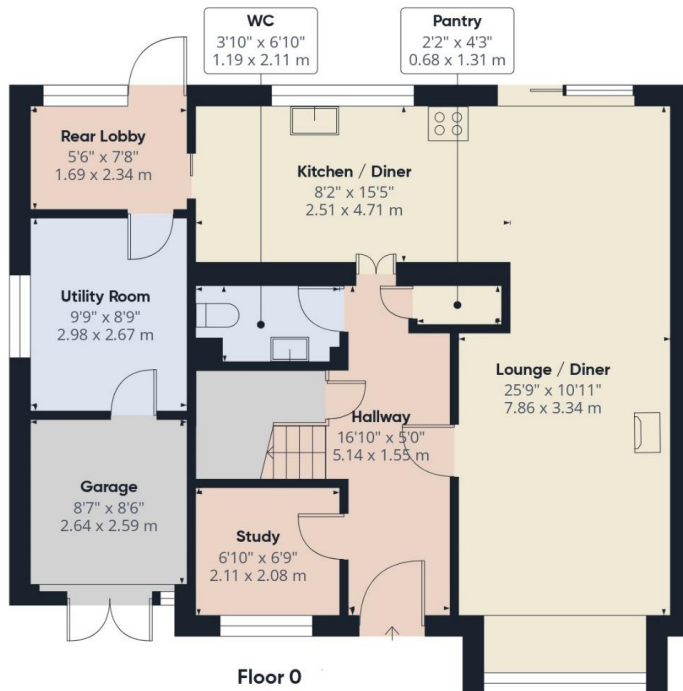


Floorplan

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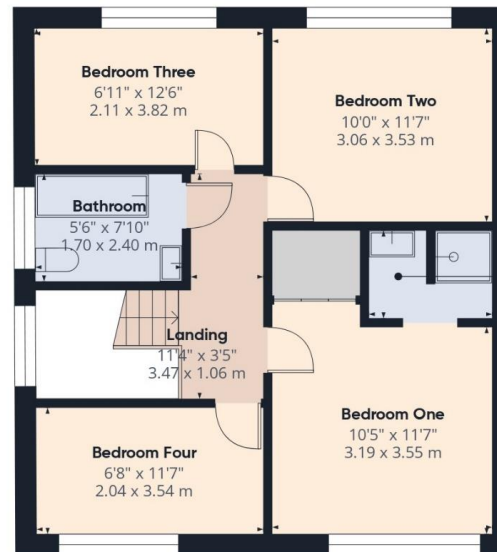


Approximate total area⁽¹⁾

1376 ft²

127.9 m²

(1) Excluding balconies and terraces



Approximate total area⁽¹⁾

184 ft²

17.1 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.