



Estate Agents

Taylor & Co

Abergavenny

Park Crescent
Abergavenny NP7 5TH

Asking Price
£298,000

Park Crescent

Abergavenny, Monmouthshire, NP7 5TH

An attractive stone dressed bay fronted middle terraced house | Highly favoured central location within walking distance of Bailey Park
Conveniently situated just over ½ mile from the town centre | Sitting room with large bay window | Separate dining room | Three bedrooms
En Suite shower room to bedroom three | Ground floor bathroom
Gas central heating | UPVC double glazing throughout | Delightful rear garden with patio
NO ONWARD CHAIN

This beautifully presented home provides traditionally arranged, spacious accommodation and is offered for sale with no onward chain. The light and airy layout comprises an open porch with tiled floor, hallway, sitting room with bay window, separate dining room, fitted kitchen, rear lobby and ground floor bathroom whilst to the first floor is a landing, 3 bedrooms and en suite shower room to the third bedroom. This beautiful residence will appeal to a range of buyers seeking a period property having a modern interior and with all amenities and services easily accessible from its great position

SITUATION | This delightful home is centrally located and situated within walking distance of the town centre and Bailey Park plus easy access of all services and amenities. The area is particularly well served with schools for all ages, including many highly regarded primary schools and for secondary education, King Henry VIII can be found a short distance away.

The area is internationally favoured as a foodie haven as well as an ideal base for professional and amateur leisure pursuits. For those seeking longer walks, there are pathways leading to the summit of Bloreng Mountain from which

colourful hang gliders may be observed. For comprehensive leisure and shopping amenities, the town centre boasts many individual boutique style shops, eateries and restaurants, grocery and newsagent stores, supermarkets and many well-known high street shops.

Abergavenny also hosts a market several times a week. The town has its own cinema and leisure centre as well as multiple eateries for evening entertainment. Abergavenny railway station is approximately two miles away whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Cwmbran, Cardiff and Merthyr Tydfil as well as further afield to the M4 and the Midlands.

ACCOMMODATION

An open porch with tiled floor and storm canopy.

HALLWAY | Entered from the front via a composite double glazed entrance door with letterbox, radiator, oak effect laminate flooring, coved ceiling, staircase to the first floor, open plan to the dining room.

DINING ROOM | Oak effect laminate flooring, radiator, under stairs storage cupboard, coved ceiling, chimney breast with ornamental fireplace recess, open plan to sitting room.

SITTING ROOM | Large UPVC double glazed bay window to the front, radiator, oak effect laminate flooring, coved ceiling, recessed fireplace with brick surround, timber mantle and raised flagstone hearth housing a "Villager" cast iron multifuel fire.

KITCHEN | Neatly fitted with a matching range of base and wall units incorporating drawers and cupboards, contrasting roll edge worktops with inset stainless steel single drainer sink unit with mixer tap, integrated electric oven and four ring halogen hob with integrated cooker hood over, radiator, space and plumbing for washing machine, space for upright fridge freezer, built in larder cupboard, inset ceiling downlighters, tiled floor, UPVC double glazed window to the side.

LOBBY | UPVC double glazed entrance door, tiled floor.

BATHROOM | Fitted modern white suite with chrome fittings and comprising a paneled bath,

pedestal wash hand basin, low flush toilet, tiled floor, part wood paneled walls with dado rail over, radiator, obscure UPVC double glazed window.

FIRST FLOOR

LANDING | Staircase from the ground floor with carved timber balustrade, loft access hatch, built in storage cupboard.

BEDROOM ONE | Two UPVC double glazed windows both enjoying a front aspect with roof top view towards the Bloreng mountain, radiator, television aerial point.

BEDROOM TWO | UPVC double glazed window to the rear, radiator.

BEDROOM THREE | Step down from the landing, built in cupboard housing a "Worcester" gas fired combination type boiler providing heating and hot water throughout the house, wall mounted central heating timer controls and thermostat, door to :-

EN SUITE SHOWER ROOM | Attractively fitted with a modern suite in white with chrome fittings comprising a large step in shower unit with "Triton" electric shower, ceiling extractor fan and bi fold door, pedestal wash hand basin, close coupled toilet, matching tiling to the floor and walls, white ladder style radiator/towel rail, obscure UPVC double glazed window to the rear.

OUTSIDE

FRONT | Gravelled fore court front garden with metal railings and matching entrance gate.

REAR | From the house the garden opens onto a concrete yard with cold water tap and access gate providing a right of way along the rear of the adjoining properties in addition to a right of way across our yard for no.45. Steps lead up from the yard to a level lawn with pathway giving access to a paved patio. Beyond the patio is a further area of lawn with wildflower beds and two useful garden sheds.

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 D (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 WA599416. 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 is connected to the premises, fibre connected to the cabinet and copper wire connection is available to the property.

Mobile network | 02, Three, EE, Vodafone indoor coverage. According to Ofcom.

Viewing Strictly by appointment with the Agents

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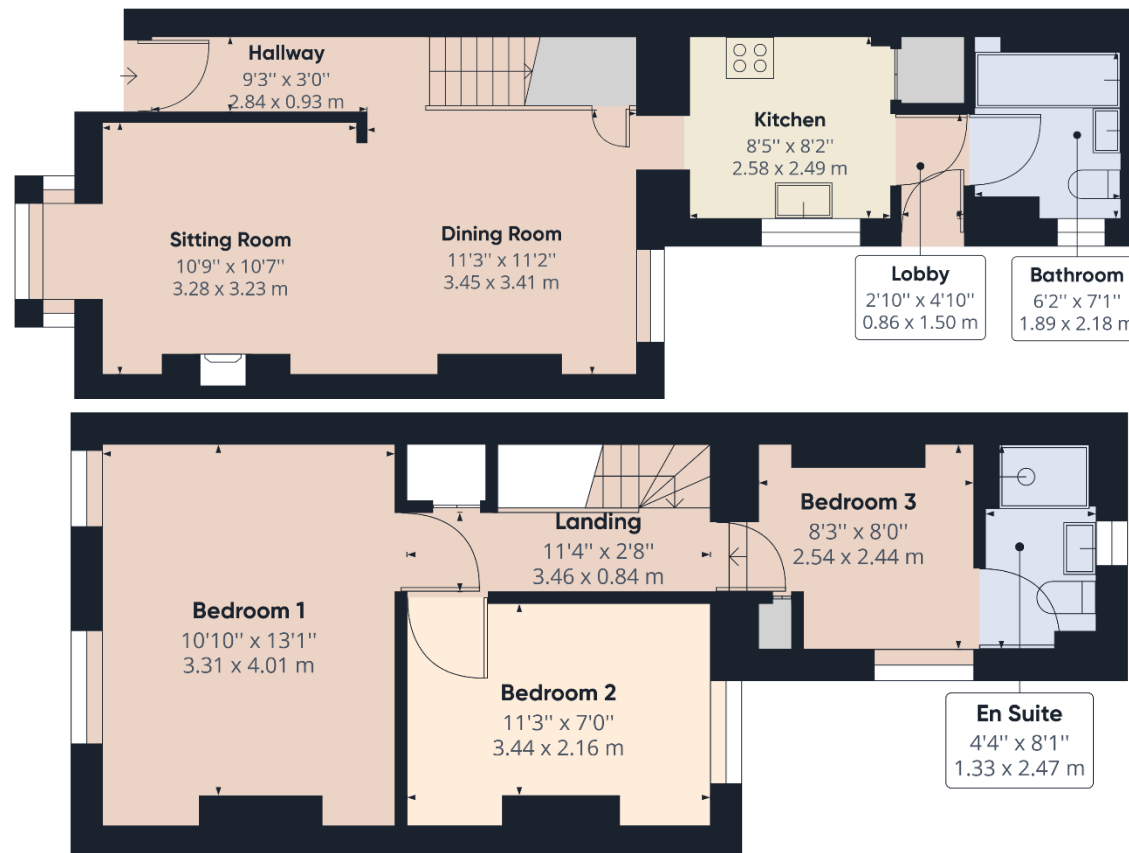


Floorplan

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Approximate total area⁽¹⁾

841.75 ft²

78.20 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.

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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.