



Fosterville Crescent
Abergavenny, Monmouthshire, NP7 5HG

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£725,000

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Impressive Grade II Listed six double bedroomed Edwardian Villa with original architectural detailing and period features

Occupying a corner plot in a central position within walking distance of Swan Meadows, the town centre and the railway and bus stations

Elegant and timeless interior arranged over three floors to include sash windows, original fireplaces, servant bell system, period tiling & deep skirting boards

Two reception rooms | Kitchen/breakfast room & utility room | Family bathroom & separate shower room plus ground floor cloakroom

Partly walled westerly gardens with sun terrace | Off street parking area equipped with 22kW fast charger & separate smart meter

This impressive Grade II Listed six double bedroomed yellow brick Edwardian Villa has retained a wealth of fine original architectural detailing which sits beautifully alongside its classic and timeless interior, culminating in an elegant and stylish aspirational home. Sympathetically restored, this family home occupies a corner plot in westerly part walled gardens and enjoys generous proportions with two reception rooms and two contemporary bath/shower rooms to accompany its kitchen/breakfast room, utility room and cloakroom. With parking at a premium in this popular area of town, this home has the added benefit of off road parking to include an EV fast charger point.

Built on the cusp of the Edwardian period, the houses in Fosterville Crescent have been little altered since building and therefore this family home represents a fine example of architecture from this era. Believed to have been constructed by the Foster brothers, local builders and surveyors of the time, this period residence sits amongst similarly styled homes listed for their character which is very much in evidence in the external aesthetics of the property. Of a highly attractive appearance with painted fretted bargeboards and spike finials to the gables, its yellow brick is complemented by caramel coloured terracotta quoins and window and door dressings sitting under a red tile roof with yellow brick chimney stacks.

Internally, this home is entered through a porch leading into a reception hallway. The period detailing continues inside the house which has retained the original servant bell system, fireplaces, deep skirting boards and tiling. The property is arranged over three floors comprising two storeys and three attic rooms, in all totalling about 2195sqft of family size accommodation. Flooded in light from a three storey gabled wing and a canted bay to two storeys, the house enjoys dual aspects to some rooms with sash and stained glass leaded light windows filtering light throughout the house.

SITUATION | This family home is exceptionally well positioned within walking distance of the historic town centre which 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 including the newly formed all-age King Henry VIII. 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 Bloreng, one of the seven mountains that surrounds this historic town, ready to explore and located just a short distance away.

Abergavenny railway and bus stations are close-by and are accessible on foot whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Cardiff, Hereford, and Newport plus further afield to the M4 linking Bristol, west Wales, and the Midlands.

ACCOMMODATION

ENTRANCE PORCH | An impressive heavy timber entrance door with sash windows to two sides opens into the porch which has fitted bench seating. A glazed panelled door opens into:

RECEPTION HALLWAY | Cornice ceiling, staircase to the first floor with stained glass picture window over the stairwell area, understairs cupboard, radiator. The hall is carpeted but has the original period floor tiles beneath.

CLOAKROOM | Lavatory, vanity wash hand basin, double glazed sash style window, radiator in decorative grille, ceiling spotlights, period style tiled floor.

DUAL ASPECT LOUNGE | Bay window fitted with sash windows with stained glass leaded light picture windows above and a further sash window to the side, cornice ceiling, original ceiling rose, picture rails, fireplace (chimney truncated) with pewter surround on a slate hearth, two radiators, wood style flooring.

DINING ROOM | Sash windows to the front aspect, cornice ceiling, original ceiling rose, picture rails, original fireplace with open cast iron grate and decorative tiled slip surrounds with a tiled hearth, fitted cupboards and shelving to the chimney breast recesses, radiator, wood style flooring.

KITCHEN / BREAKFAST ROOM | This light filled kitchen has a bay window fitted with sash windows and ceiling spotlights above providing a delightful outlook over the garden. Featuring the original servant bell system, the kitchen is of a classic, yet contemporary design equipped with wooden cabinets with cupped door furniture, incorporating a large

Welsh dresser style unit plus open display and cookery book shelving to either side of the cooker recess space which currently houses a Range with extractor above, integrated appliances include a fridge and dishwasher. The granite worktops with carved drainer and ceramic butler sink complement the slate flooring which runs throughout the room. Radiator. An archway opens to:

SIDE KITCHEN | This useful open area which links the kitchen and utility room has a double glazed door to the rear courtyard, wall mounted cabinet housing a newly fitted Worcester gas combi boiler, ceiling spotlights, continued slate tiled floor, vertical radiator. A glazed panelled door opens into:

UTILITY ROOM | Fitted with wall and base cabinets with wooden worktops over and tiled splashbacks, ceramic butler sink, space for washing machine and tumble dryer, space for full height fridge/freezer, ceiling spotlights, double glazed patio doors opening into the garden, skylight windows and further double glazed window, electricity consumer unit, radiator, slate tiled floor.

FIRST FLOOR

LANDING | Filtered with natural light from the stained glass window over the stairwell area, staircase to the second floor with sash window, linen cupboard, radiator.

DUAL ASPECT BEDROOM ONE | Bay window fitted with sash windows to the front aspect with stained glass leaded light picture windows over and a further stained glass window to the side affording a view to the Bloreng, original cast iron fireplace (chimney truncated) with tiled slip surrounds and an open grate, cornice ceiling, two radiators.

BEDROOM TWO | Sash window to the front aspect, glazed panelled door opening onto a recessed wrought iron balcony, cornice ceiling, original fireplace with cast iron open grate and decorative tiled slip surround with tiled hearth, exposed floorboards, radiator.

BEDROOM THREE | Bay window fitted with sash windows overlooking the garden, radiator.

FOUR PIECE FAMILY BATHROOM | Fitted with a white suite to include a free standing Victorian style roll top bath with shower attachment, shower cubicle with thermostatic

shower mixer, lavatory, wash hand basin, ladder towel radiator, double glazed sash style window, tiled floor.

SEPARATE SHOWER ROOM | Fitted with a white suite to include a shower cubicle with thermostatic shower mixer, wash hand basin, lavatory, double glazed sash style window, ladder towel radiator, shaver point, ceiling spotlights, tiled floor.

SECOND FLOOR

Landing providing access to three further bedrooms.

BEDROOM FOUR | Double glazed sash style window to the front aspect, exposed beams, radiator.

BEDROOM FIVE | Double glazed sash style window with a view over the garden towards the Bloreng, eaves storage cupboard, radiator.

BEDROOM SIX | Skylight windows, radiator.

OUTSIDE

FRONT GARDEN | The property is approached via a wrought iron gate which opens into the front garden with steps leading up to the entrance porch. The garden is enclosed by attractive stone walling with terracotta dressings and pillars with pinecone finials and laurel hedging which provides privacy and seclusion. Gated access to the rear garden.

OFF STREET PARKING | Held on a separate Title, the property jointly holds with two other owners an off street parking area with each owner having space to park two vehicles and their own EV charging point. The spaces belonging to this property have the benefit of a 22kW AC fast charger with separate smart meter.

GARDENS | Enjoying a westerly aspect, this pretty, partly stone walled garden has a paved sun terrace which adjoins the property providing an excellent position to dine and entertain outdoors. Steps lead to a lawned garden which has deep flower bed borders planted with a variety of flora and herbaceous shrubbery. The well stocked flower beds are accompanied by decorative stone chipped beds with larger rockery stones providing structure to the overall design. A slate chipped pathway leads to a timber decked

area at the rear currently hosting a shed but would equally serve as a perfect spot for a summerhouse or log cabin. The garden provides an impressive outlook towards the side decoration of the house and an appreciation of its Edwardian detailing.

REAR COURTYARD | From the kitchen, a door opens into a stone wall enclosed courtyard which is brick paved and has an outside water tap. With a shed, this is a great space for bin and bike storage.

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 G (Monmouthshire County Council)

EPC Rating | Band TBA

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

Covenants | The property is registered with HMLR, Title Number CYM106461. There are no restrictive covenants associated with the property. The car parking area is held under a separate Title, WA972908. The Title is held jointly with two other registered owners.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property.

Broadband | According to Openreach, fibre to the property, fibre to the cabinet and copper wire connections are available in this area.

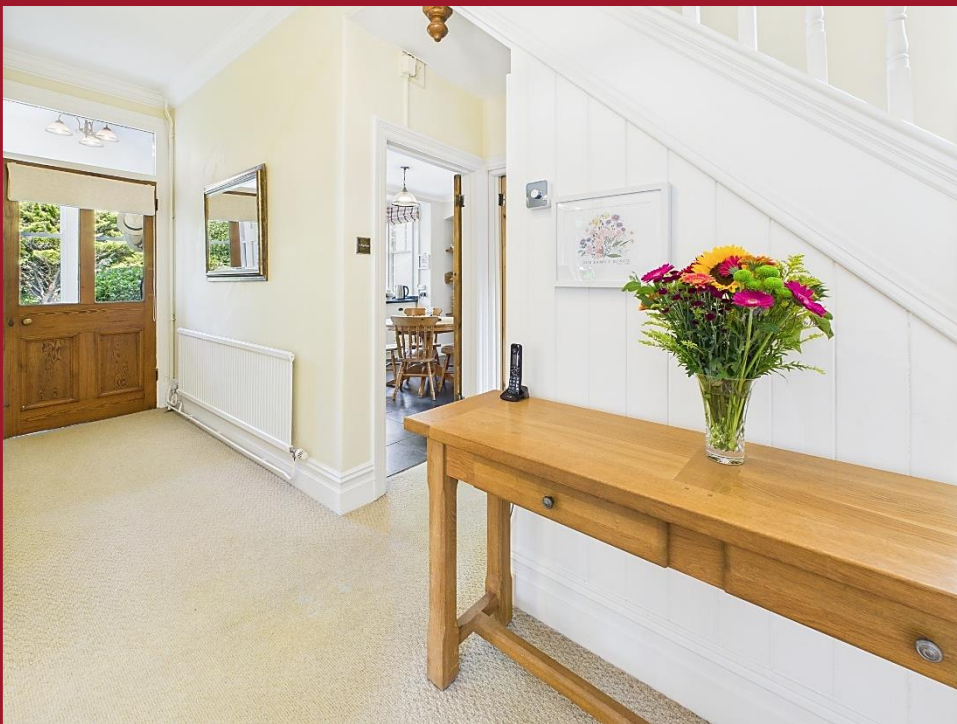
Mobile network | According to Ofcom, 02, EE, and Vodafone networks indicate an indoor coverage, Three has limited coverage.

Viewing Strictly by appointment with the Agents:

Tel 01873 564424

Email: abergavenny@taylorandcoproperty.co.uk

Reference AB506







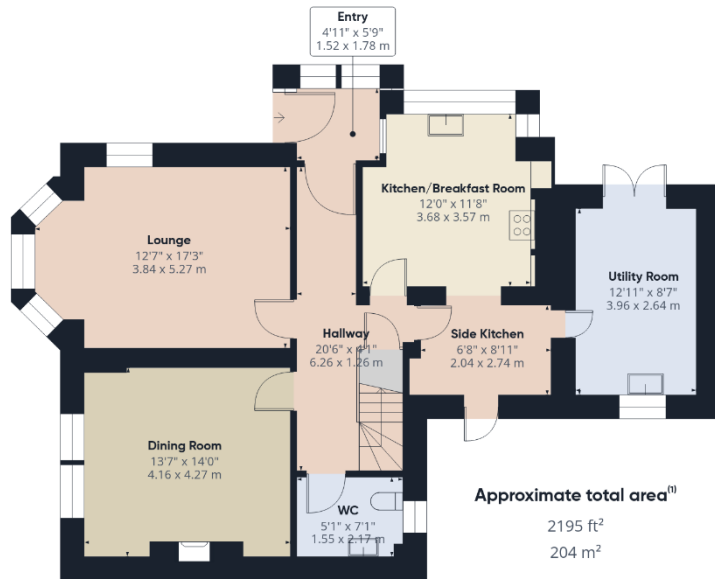


Floorplan

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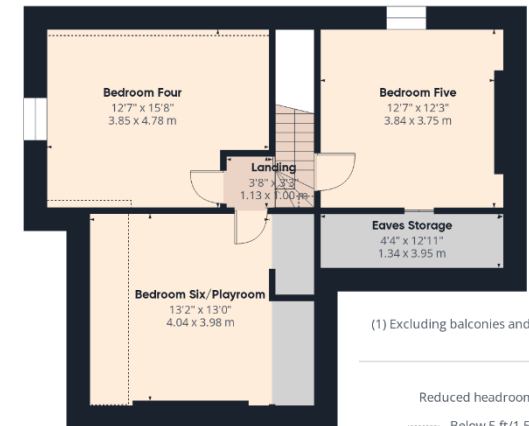
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Balconies and terraces
42 ft²
3.9 m²

Reduced headroom
97 ft²
9 m²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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.