



Waterside

Abergavenny NP7 5LJ

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£245,000

Waterside

Abergavenny, Monmouthshire NP7 5LJ

A modern (1996) middle terraced house situated in a small cul de sac close to the town centre

Entrance hall | Neatly fitted kitchen with built in oven and hob | Comfortable living room

Attractive double glazed conservatory | Two Bedrooms both with built in wardrobes | Shower Room

Gas central heating | Full double glazing | Off road parking facility for two vehicles

VIEWING HIGHLY RECOMMENDED AND SOLD WITH NO ONWARD CHAIN

An opportunity to acquire this modern (1996) mid terrace house situated in a very convenient location, just off Ross Road, that is offered to the market with no onward chain. The accommodation includes a hallway, neatly fitted kitchen with built in oven and hob, living room with adjoining double glazed conservatory and two bedrooms plus a shower room. Windows and doors are fitted with double glazed sealed units and heating is provided to radiators from a modern combination boiler except for an electric heater in the conservatory. There is a tandem parking space for two vehicles, a small open plan front garden and a pretty, enclosed, rear garden.

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 double glazed door with letter box, radiator, telephone point, carved timber dado rail,

wall mounted central heating thermostat, open archway to :-

KITCHEN | Neatly fitted with a matching range of floor and wall units incorporating drawers and cupboards with contrasting worktops and tiled splashback, inset single drainer sink unit with mixer tap, integrated electric oven and four ring gas hob with cooker hood over, space and plumbing for washing machine, space for upright fridge/freezer, double glazed window to the front, wall mounted 'Veissmann' gas fired central heating boiler supplying hot water and central heating radiators throughout the property, wall mounted digital central heating timer controls.

LIVING ROOM | Incorporating a staircase to the first floor with carved timber balustrade, two radiators, wall light and ceiling light, television aerial point, ceiling mounted mains operated smoke alarm, double glazed sliding patio door opening to the Conservatory.

CONSERVATORY | With low brick wall and of upvc construction with double glazed panes including fitted blinds and opening top lights,

Victorian style polycarbonate roof, ceiling light/fan, riven tiled flooring, wall mounted electric heater, double doors opening to the rear garden.

FIRST FLOOR

LANDING | Built in linen cupboard with slatted shelving, ceiling mounted mains operated smoke alarm, loft access hatch.

BEDROOM ONE | Double glazed window to the rear, built in wardrobe with double doors, television aerial point, telephone extension point, radiator.

BEDROOM TWO | Double glazed window to the front enjoying a roof top view towards the peak of the Bloreng mountain, radiator, built in single wardrobe.

SHOWER ROOM | Fitted with a modern suite including a large fully tiled easy access walk in shower unit with 'Grohe' thermostatic shower, close coupled toilet, pedestal wash hand basin with tiled splash back, mirror fronted medicine cabinet, radiator, frosted double glazed window to the front, ceiling mounted extractor fan.

OUTSIDE

To the front of the property is a level open plan garden laid principally with chippings and having a paved pathway leading up to the front entrance which is covered by a storm canopy with outside light. Recycling bin store. Off road tandem parking space for two vehicles.

From the conservatory the garden opens onto a small paved sitting area with matching pathway leading to the far end of the garden. The entire garden is enclosed by close boarded timber fencing with flower/shrub border along one side and at the far end is a useful timber garden shed.

GENERAL

DECLARATION OF PERSONAL INTEREST

In accordance with Section 21 of the Estate Agents Act 1979 we are obliged to inform all interested parties that this property is being sold by a connected person to an employee of Taylor and Co Estate Agents.

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 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 WA799932. 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. Refer to Monmouthshire Planning.

Broadband | Fibre to the cabinet and copper wire connection are available to the property. According to Openreach.

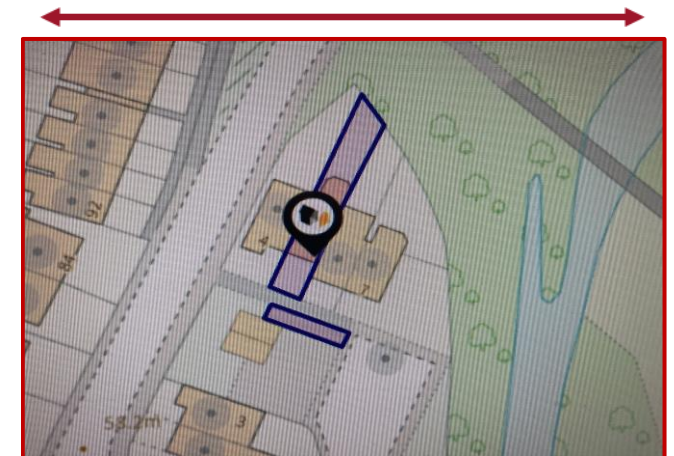
Mobile network | 02, Three, EE, Vodafone indoor coverage according to Ofcom.

Viewing Strictly by appointment with the Agents

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Reference AB505







Floorplan

Estate Agents

Taylor & Co

Abergavenny

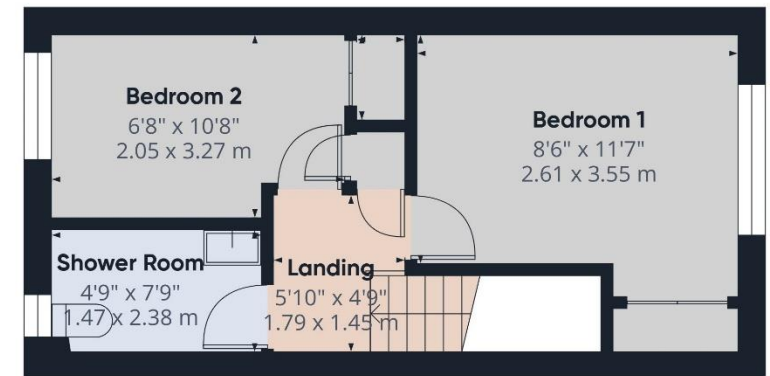


Approximate total area⁽¹⁾
636 ft²
59.1 m²

Reduced headroom
13 ft²
1.2 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.