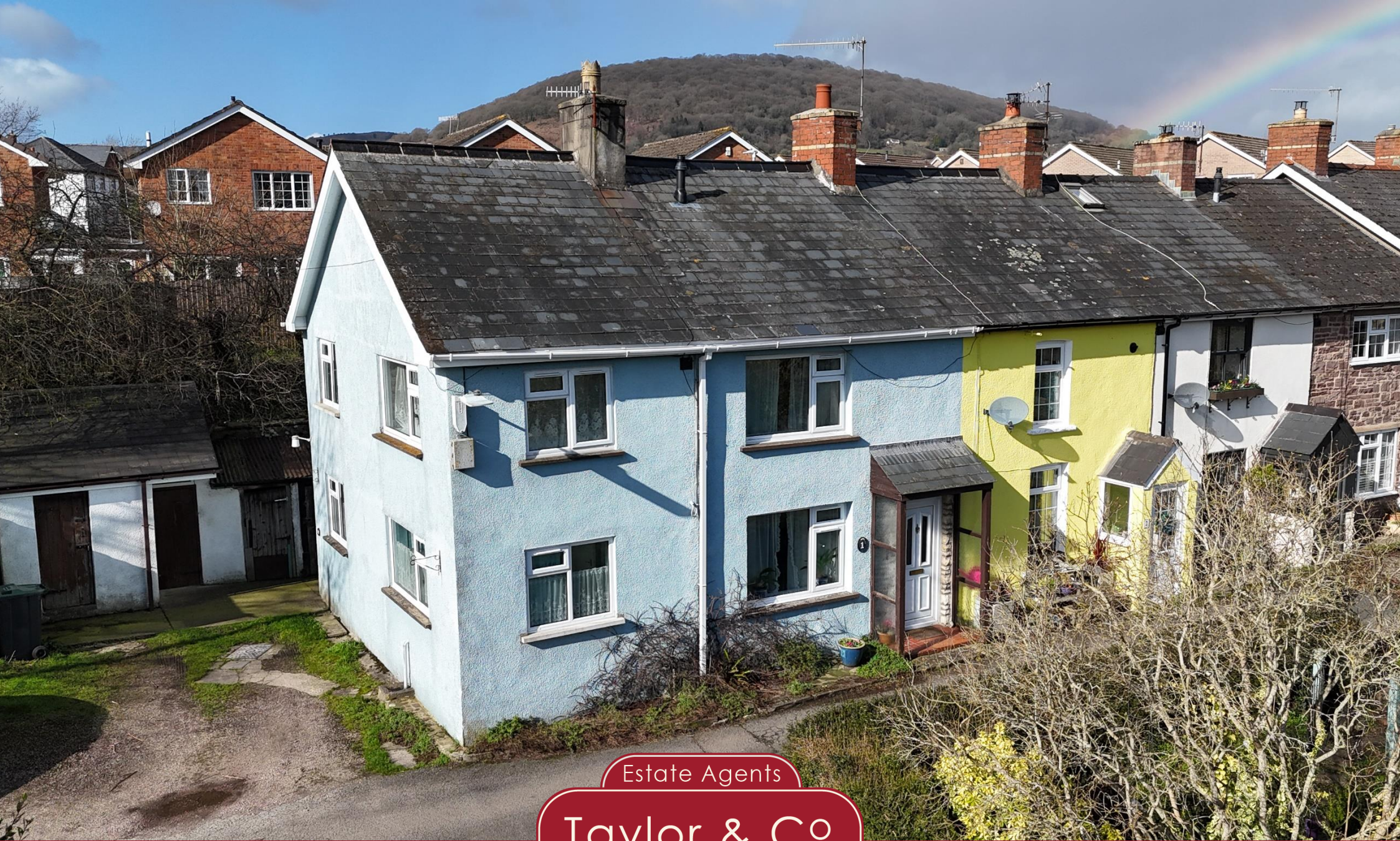




Estate Agents

Taylor & Co

Abergavenny

Springwells, Ross Road
Abergavenny NP7 6NW

Asking Price
£270,000

Springwells

Ross Road, Abergavenny, Monmouthshire NP7 6NW

Three bedroomed end of terrace family home | Private cul-de sac setting with views towards the Little Skirrid
Spacious reception hallway | Two reception rooms | Dual aspect kitchen / breakfast room | First floor bathroom
Two garden areas with an east / west orientation | Driveway and large garage with adjoining workshop
Range of en-bloc ancillary outbuildings including a scullery / washroom and a gardener's WC

First time to market in over 70 years | No forward chain | Requiring cosmetic updating but with a new heating system installed in 2023

This much cherished three bedroomed end of terrace family home is being offered to the market for the first time in over 70 years and sits in an enviable, elevated private lane setting at the beginning of a small cul-de-sac with hillside views towards the Little Skirrid. Although requiring cosmetic updating, this family home has been fitted with a new central heating system in 2023 and was extended some years ago culminating in a property with good room proportions to include a spacious hallway, two reception rooms, and a dual aspect kitchen / breakfast room on the ground floor. The two double bedrooms plus one large single bedroom are served by a first floor bathroom suite in addition to an external wc and the property also has the added benefit of several ancillary outhouses en-bloc comprising a scullery and two stores. There is a considerable arrangement of space outside featuring three garden areas and a large garage with attached workshop. This charming home has no forward chain and occupies a great position on the periphery of town yet with ease of access to services, amenities and schooling.

SITUATION | The 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. 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 country walks, there are pathways leading to the River Usk and the Monmouthshire & Brecon Canal as well as to the mountains that surround this historic town, which are ready to explore and are located just a short distance away. Abergavenny railway station is accessible by bus or car whilst road links at the Hardwick interchange provide access to the motorway and "A" routes to Cardiff, Newport plus further afield to the M4 linking Bristol, west Wales and the Midlands.

ACCOMMODATION

ENTRANCE HALLWAY | Double glazed rear entrance door opens into a spacious hallway, staircase with two double glazed windows to the side aspect over the stairwell area, understairs cupboard, radiator. External lighting.

LIVING ROOM | Double glazed window to the front aspect with a view towards the Little Skirrid, picture rail, fireplace with Parkray stove (no longer in use), radiator, double glazed door to the front with storm porch over. Door to:

DINING ROOM | Double glazed window to the rear aspect, coved ceiling, two inbuilt cupboards (one of which is a cool store/larder), radiator, glazed door to the hallway.

From the hallway, a door opens into:

DUAL ASPECT KITCHEN / BREAKFAST ROOM | Fitted with a range of cabinets with laminate worktops over, inset sink unit, gas cooker point, two double glazed windows to the front and side aspects, radiator, cupboard housing meters and fuses.

FIRST FLOOR

LANDING | Two loft access hatches, one of which opens to a boarded loft with lighting, power and plumbing.

DUAL ASPECT BEDROOM ONE (DOUBLE) | Double glazed windows to the front and side aspects offering views towards the Little Skirrid, coved ceiling, radiator.

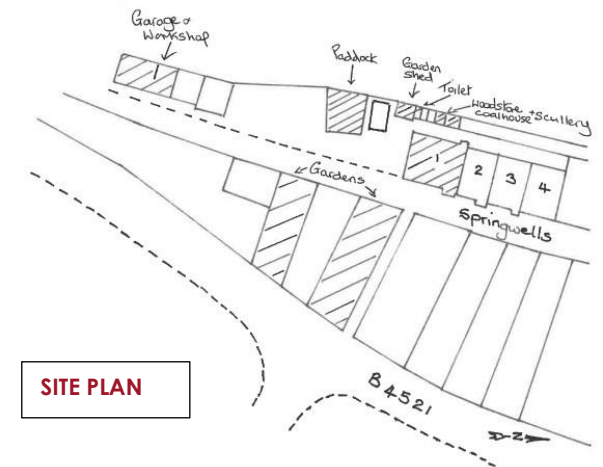
BEDROOM TWO (DOUBLE) | Double glazed windows to the front aspect enjoying a view towards the Little Skirrid, inbuilt wardrobes to one wall, airing cupboard housing a Worcester gas central heating boiler (installed 2023), radiator.

BEDROOM THREE | Double glazed window to the rear aspect, wash hand basin, fitted wardrobe, radiator.

FAMILY BATHROOM | Fitted with a coloured suite to include a panelled bath with electric shower over, lavatory, wash hand basin, tiled walls, frosted double glazed window, inbuilt shelving, radiator.

OUTSIDE

FRONT | The property is approached via a no-through private lane providing access to the properties on the lane.



The gardens of this family home lie in two plots to the front of the house. The gardens enjoy an east/west orientation for maximum enjoyment of sunshine and are predominantly lawned. The property also has an additional area of ground to the side of a neighbour's garage.

GARDENS



OUTBUILDINGS

At the rear of the property there is a path that provides access to the other houses in the lane and a range of en-bloc ancillary outbuildings which includes:

SCULLERY | Space for washing machine, fridge/freezer, lighting and power.

OUTBUILDINGS



COAL HOUSE / WOOD STORE | Lighting.

GARDENER'S WC | Lavatory.

GARDEN SHED | A useful store for gardening implements.

GARAGE AND WORKSHOP | Detached from the property with a pedestrian door, lighting and power, up and over vehicular door, lighting and power. A driveway to the front of the garage provides an area of off road parking.



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.

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.
See <https://flood-risk-maps.naturalresources.wales/>

Covenants | The property is in the process of being registered with HMLR.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. Buyers are advised to consult Monmouthshire County Council planning department for further information.
See <https://www.monmouthshire.gov.uk/planning/>

Broadband | Standard Ultrafast and Superfast is available in the area.
See <https://www.openreach.com/fibre-checker>

Mobile network | 02, Vodafone, Three & EE indoor coverage.
See <https://checker.ofcom.org.uk/>

Viewing Strictly by appointment with the Agents

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Reference AB400





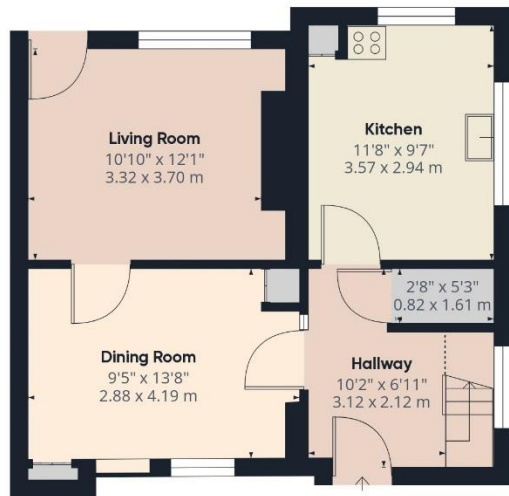


Floorplan

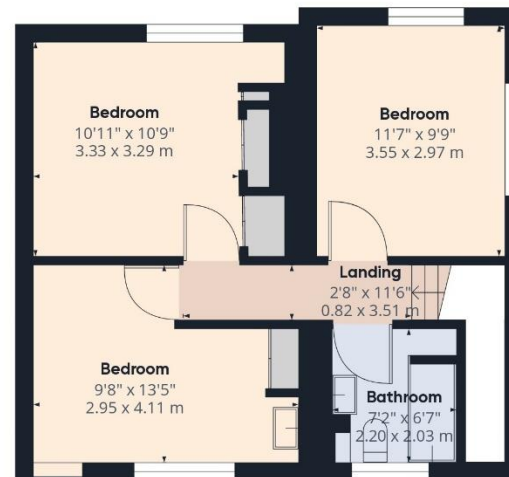
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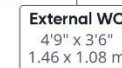
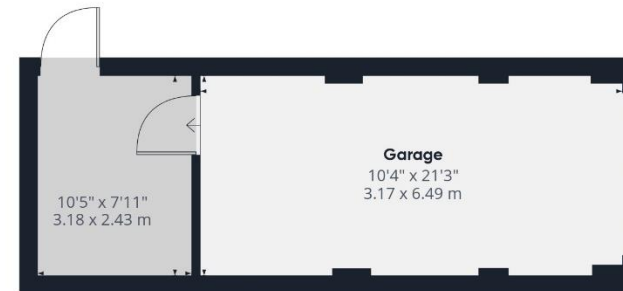
Abergavenny



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1345.38 ft²
124.99 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.