



Merthyr Road
Abergavenny NP7 9LN

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£199,950

Merthyr Road,

Llanfoist, Abergavenny, Monmouthshire NP7 9LN

A spacious and individual first floor flat situated in an imaginative conversion on the fringe of the town
Shared open Porch to the front | Ground floor porch | Spacious landing | Fitted kitchen with built in appliances and useful larder
Living room with French doors opening to an enclosed side balcony | Bathroom with four piece suite including a shower cubicle
Double glazing | Gas central heating | Communal outside space and parking facilities
An ideal opportunity for investment or lock up and leave

An imaginative conversion of a former commercial premises to create an extremely spacious first floor flat that comprises just over 1000 sq ft of floor space and enjoys views over the surrounding area and in particular of the locally renowned Bloreng mountain. Entered via small porch on the ground floor with staircase leading to a large first floor hallway, a spacious living room has French doors opening onto a small side balcony plus there is a fitted kitchen with built in oven and hob, three bedrooms and a bathroom with four piece suite including a separate shower cubicle. Heating is provided to radiators throughout the property and windows are fitted with double glazed sealed units.

SITUATION | Situated within walking distance of the Waitrose Superstore with John Lewis at Home section, the Brecon to Monmouthshire Canal and the River Usk plus easy access to road links, the railway station, bus station, the national road network and being within a mile of the town centre.

The area is particularly well served with schools for all ages, including the highly regarded Llanfoist Fawr Primary School and for secondary education, King Henry VIII can be found in the centre of town.

The Town is internationally favoured as a foodie haven as well as an ideal base for professional and amateur leisure pursuits. For those seeking long 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.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH | Double glazed entrance door opening from a shared open porch with the ground floor flat, staircase to

the first floor, double glazed window to the front, radiator.

FIRST FLOOR

HALLWAY | Double glazed window to the side, two radiators, loft access hatch, built in Utility Cupboard housing a wall mounted BAXI gas fired combination type boiler along with space and plumbing for a washing machine, coved ceiling and ceiling mounted mains operated smoke alarm.

LIVING ROOM | Double glazed window to the rear, radiator, telephone point, two wall light points, gas supply for fire, double glazed French doors opening to a small balcony to the side.

BALCONY | Rendered walls, cold water tap and enjoying views over the surrounding area.

KITCHEN | Fitted with a matching range of floor and wall units incorporating drawers

and cupboards, fitted worktops with partial tiled splashback, inset enamel single drainer sink unit with mixer tap, built in eye level electric oven/grill and four ring gas hob with integrated cooker hood above, large built in pantry with fitted shelving, radiator, coved ceiling, double glazed window to the front.

BEDROOM ONE | Double glazed windows to the front and side, radiator, coved ceiling.

BEDROOM TWO | Double glazed window to the side, radiator, built in wardrobe with double doors, coved ceiling.

BEDROOM THREE | Double glazed window to the side, radiator, coved ceiling.

BATHROOM | Fitted with a four piece suite in white comprising a panelled bath, fully tiled step in shower cubicle with glazed pivot door and chrome thermostatic shower unit, pedestal wash hand basin, low flush toilet, frosted double glazed window to the rear, radiator, fitted shelving, tiled sanitaryware surrounds, coved ceiling.

OUTSIDE

The property is approached from Merthyr Road via a shared driveway with Orchard House and right of access to the OAP hall via a pair of timber 5 bar gates and opens onto a communal area for parking and with space to sit if required.

GENERAL

Tenure | We are informed that a new lease will be created by the seller with a term of 999 years from 2022 with a peppercorn ground rent (further details available from the agent). Intending purchasers should make their own enquiries via their solicitors.

Services | Mains services are connected to the house.

Council Tax | Band C (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 currently registered with HMLR, under the freehold Title Number WA410612. There are at present no 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 | Full fibre to the premises, fibre to the cabinet and copper wire connection available 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 AB512





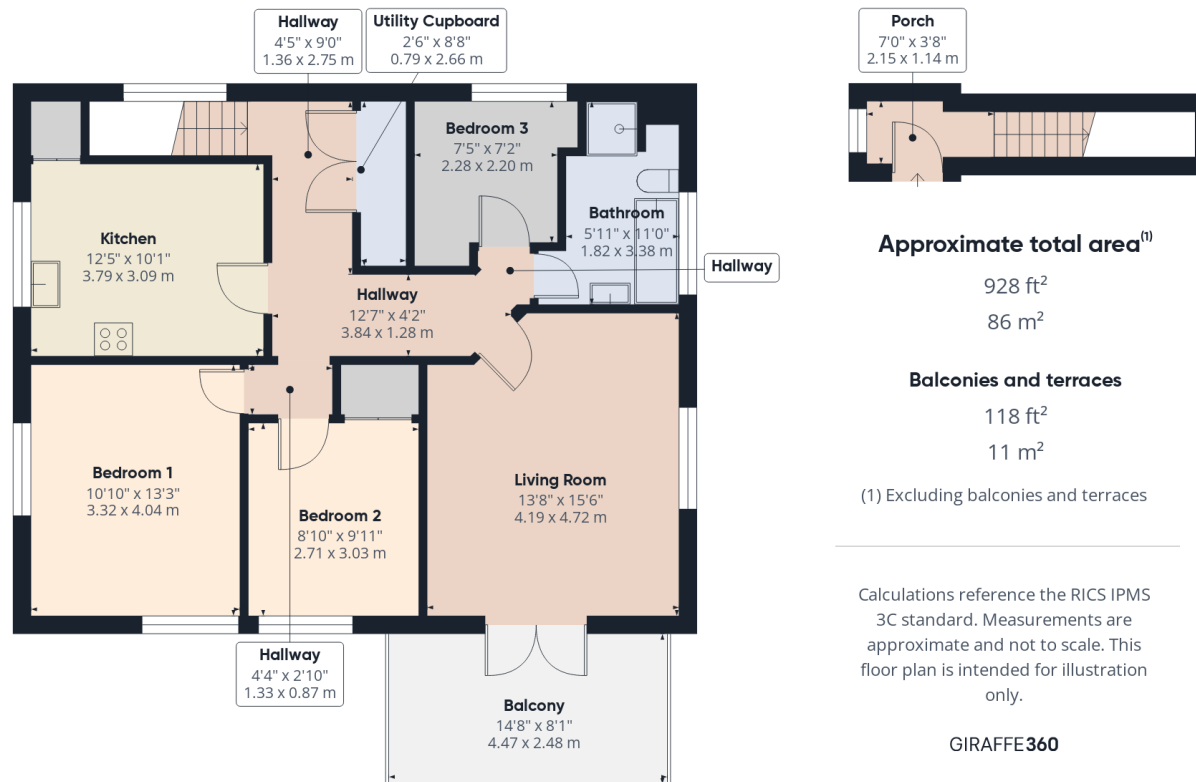


Floorplan

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Approximate total area⁽¹⁾

928 ft²

86 m²

Balconies and terraces

118 ft²

11 m²

(1) Excluding balconies and terraces

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.