



Estate Agents

Taylor & Co

Abergavenny

The Newlands
Abergavenny NP7 6HJ

Asking Price
£295,000

The Newlands,

Abergavenny, Monmouthshire NP7 6HJ

Attractive detached house in need of updating and modernization

Situated at the end of a small cul de sac in an established and sought after residential neighbourhood

Entrance hall | Kitchen | Spacious living room | Three double bedrooms | First floor bathroom

Integral single garage and off road parking space | Open plan front garden | Enclosed rear garden requiring landscaping

NO CHAIN INVOLVED

The property is a modern detached house with attractive brick elevations situated at the end of a popular cul de sac in the Mardy neighbourhood of town and will require updating and modernisation throughout. The accommodation includes an entrance hall, living room and kitchen on the ground floor whilst to the first floor are three bedrooms, a bathroom and landing. There is an integral single garage and driveway to the front of garage plus an enclosed garden to the rear that will need landscaping.

SITUATION | The property is situated in a favoured residential setting with easy access to the centre of Abergavenny. The historic town 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 delights. The town is particularly well served by popular schools for all ages at both primary and secondary level with the nearest primary school being within walking distance in a neighbouring road.

The area is an ideal base for professional and amateur leisure pursuits. There are many sports clubs and activities including rugby, football, tennis, bowls, cricket, swimming and of course, cycling at both amateur and professional level, all close-by.

ACCOMMODATION

STORM CANOPY | Over the front entrance door

HALLWAY | Entered from the driveway via a timber entrance door with glazed insert and letter box plus a matching glazed side panel,

built in cloaks cupboard, radiator, coved ceiling.

KITCHEN | Fitted base and wall units with oak doors and contrasting roll edge worktops with tiled splashback, inset sink unit with mixer tap and separate enamel drainer, 'Phillips' four ring gas hob with cooker hood over, 'Phillips' electric double oven, space and plumbing for washing machine, wall mounted digital central heating timer controls, space for upright fridge/freezer, radiator, timber casement double glazed window to the front.

LIVING ROOM | With aluminium double glazed sliding patio door opening to the rear garden, timber casement double glazed window to the rear, radiator, television aerial point, wall mounted central heating thermostat, telephone point, coved ceiling, staircase to the first floor with carved timber balustrade.

FIRST FLOOR

LANDING | Built in airing cupboard housing hot water cylinder and linen shelving, loft access hatch, access to all first floor rooms.

BEDROOM ONE | Built in double wardrobe with bi-fold door, radiator, timber casement double glazed window to the rear.

BEDROOM TWO | Built in single cupboard with bi-fold door, timber casement double glazed window to the front, radiator.

BEDROOM THREE | Built in double wardrobe with bi-fold door, radiator, timber casement double glazed window to the rear.

BATHROOM | Fitted with a coloured suite comprising a panelled bath with 'Redring' electric shower unit over, pedestal wash hand basin, low flush toilet, radiator, fully tiled walls, frosted timber casement double glazed window to the front, electric strip light/shaver point.

OUTSIDE

FRONT GARDEN | A small open plan front garden and shared access from the cul de sac with no. 35 onto a tarmacadam driveway fronting an integral single garage, side gate giving access to the rear.

GARAGE | With up and over door from the driveway, electric points and light, personal door opening to the rear garden.

REAR GARDEN | From the Living room a sliding patio door opens onto the rear garden that enjoys a beautifully sunny southerly aspect. The garden is level and enclosed by close

boarded timber fencing and will require landscaping.

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 property.

Council Tax | Band E (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 WA328349. 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. See Monmouthshire Planning for more information.

Broadband | Full fibre to the premises, fibre to the cabinet and copper wire connection are available.

Mobile network | 02 & Three indoor coverage, EE, Vodafone limited. See Ofcom.

Viewing Strictly by appointment with the Agents

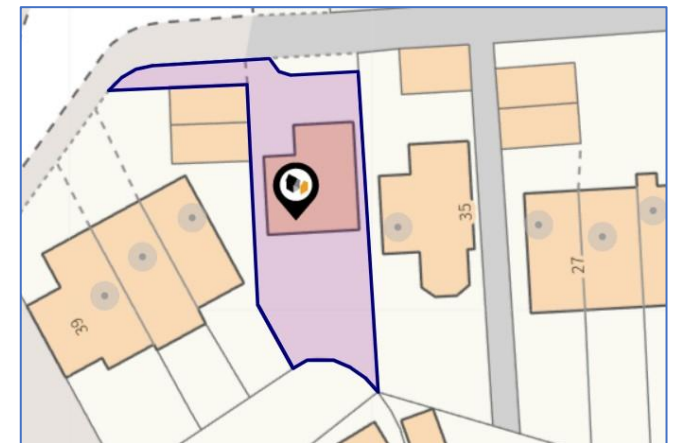
T 01873 564424

E abergavenny@taylorandcoproperty.co.uk

Reference AB458



SITE PLAN





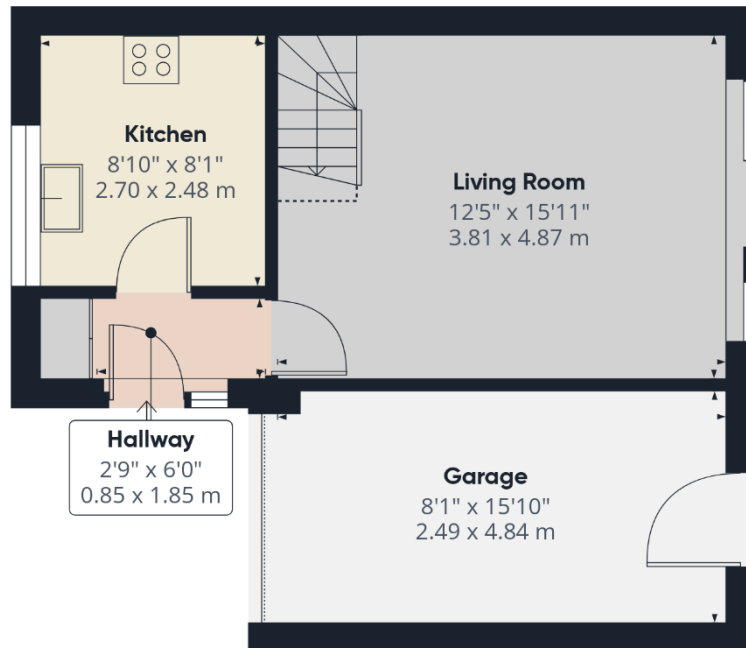


Floorplan

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Landing
3'1" x 6'0"
0.96 x 1.85 m

Approximate total area^m

833 ft²

77.3 m²

Reduced headroom

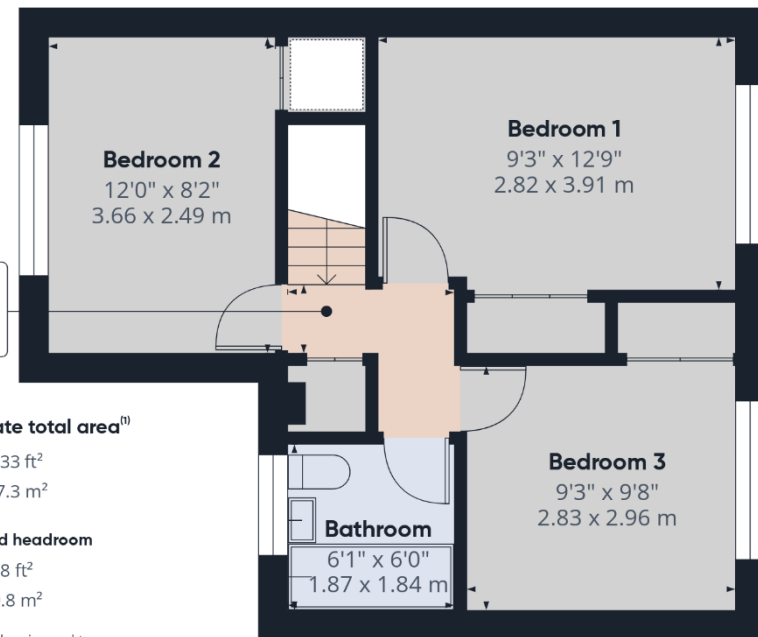
8 ft²

0.8 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.