



Estate Agents

Taylor & Co

Abergavenny

Chapel Road
Abergavenny NP7 7BL

Asking Price
£1,250,000

Chapel Road

Abergavenny, Monmouthshire NP7 7BL

A detached 1930's five bedroomed, three bathroom executive residence with period detailing situated in a premier road in Western Abergavenny. Elegant and stylish presentation throughout this extended family home which sits in private, landscaped gardens with views towards the Bloreng. Four reception rooms with herringbone oak flooring | Superb kitchen / breakfast room with Mandarin Stone tiling & tri-fold aluminium windows to garden. Utility room and cloakroom | Two bedrooms with modern en-suite shower rooms | Contemporary four piece family bathroom suite. Garden room / home office | Two sun terraces | Driveway with electric vehicular gate & extensive off road parking | Garage with WC & Storeroom.

Affording an outlook towards the Bloreng, this elegant and stylish five bedroomed executive residence with four reception rooms and three bathrooms sits in attractive landscaped gardens in a premier residential address in Western Abergavenny. With an exemplary presentation both outside and in, this extended family home with a total footprint of 2570 sqft, has been the subject of extensive remodelling and re-design by the current owners who have successfully created a modern home with a nod to its 1930's heritage which includes picture rails, bay windows with leaded lights, art deco panelled doors and traditional, yet contemporary fittings and detailing. This is a rare opportunity to purchase a beautiful home which is simply ready to move into and enjoy in a highly sought after area of town within walking distance of the cricket, tennis and bowls clubs.

Entered through a central hallway, an attractive herringbone oak floor runs throughout the hall and continues into three of the reception rooms. At the front of the house, the living room enjoys a dual aspect with a large bay window and a traditional fireplace which is beautifully complemented by a wall mounted wood stove in the sitting room across the hall. This room opens into a study but for those seeking a quieter place to work, there is a home office which would equally serve you well in the garden. At the rear of the property, a large open plan kitchen / breakfast / dining room has a triple aspect and is a great space for eating, entertaining and enjoying the outside which can be enjoyed from its aluminium bi-fold doors and tri-fold windows. The kitchen features a comprehensive range of bespoke cabinetry by a renowned local company, a central island unit with breakfast seating and large porcelain floor tiles with underfloor heating which run throughout the eating and dining spaces. Ancillary to the kitchen, there is a utility room, lobby to the garden, and a hall cloakroom.

Upstairs, four of the five bedrooms are double rooms with fitted wardrobes and two of the bedrooms have modern en-suite facilities with walk-in showers. The contemporary family bathroom is fitted with four pieces to include a walk-in shower and a large oval bath – with all the bathrooms having underfloor heating.

Outside, the attention to detail continues with an entry intercom system covering the electric vehicular gate which opens onto a driveway with ample off road parking facilities. Via the side of the house, a drive leads to a detached garage which is equipped with power, lighting, a sink unit, plus tool store and a WC. The garden hosts an expansive slate sun terrace which has doors from the dining room and the kitchen lobby onto it and a path which leads to a further sun terrace at the rear of the garden with space for a hot tub and access to the home office / garden room.

SITUATION | The town centre of Abergavenny offers comprehensive leisure and shopping amenities including individual boutique style shops, eateries and restaurants, grocery and newsagent stores, supermarkets, and a plethora of well-known high street shops. The town is particularly well served by schools for all ages at both primary and secondary level. The area is internationally favoured as a foodie haven as well as an ideal base for professional and amateur leisure pursuits. There are many sports clubs and activities in the area including rugby, football, tennis, cricket, bowls and swimming and of course, cycling at both an amateur and a professional level can be found close-by.

For those seeking long walks, there are pathways leading to the River Usk and the Brecon to Monmouthshire Canal as well as the summit of the Deri and the Sugar Loaf which are nearby, plus many of the other mountains which surround this historic town.

Abergavenny hosts a market several times a week. The town has its own cinema and leisure centre as well as several venues for evening entertainment. Abergavenny railway station is very accessible with links to Cardiff and Manchester whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Cardiff, Newport and Bristol and further afield to the M4 and the Midlands, plus the A465 linking to Hereford, Merthyr Tydfil and West Wales.

ACCOMMODATION

ENTRANCE HALLWAY | An attractive 1930's style solid timber entrance door with inset leaded light window opens into the hallway which features a herringbone oak floor and a return staircase to the first floor.

HALL CLOAKROOM | Lavatory, wash hand basin, frosted double glazed window, ladder towel radiator, tiled floor with underfloor heating.

DUAL ASPECT LIVING ROOM | A dual aspect room with a wide double glazed bay window with leaded lights to the front and a further window to the side aspect, herringbone oak floor and period picture rail, traditionally styled fireplace with a slate surround and a marble hearth.

SITTING ROOM | Double glazed window with leaded lights to the front aspect, contemporary wall mounted inset wood stove, herringbone oak floor, ceiling spotlights. Doorway to:

STUDY | Double glazed window with leaded lights to the front aspect, herringbone oak floor, ceiling spotlights.

KITCHEN / BREAKFAST ROOM | This stylish kitchen has a comprehensive range of bespoke cabinetry with cupped

door furniture fitted by a renowned local company and incorporating a large central island unit with pendant light points over and breakfast bar seating area. Complementary Corian worktops with inset sink unit and carved drainer board, integrated appliances include a Neff induction hob with extractor hood above, dishwasher, and a three tier eye level oven tower with combi oven, fan oven and a warming drawer underneath, space for recessed full height American style fridge freezer, inbuilt tall larder cupboards and deep pan drawers, ceiling spotlights, broad aluminium tri-fold double glazed windows overlooking the garden, tiled floor with underfloor heating. The kitchen is open plan via a double with opening to:

TRIPLE ASPECT DINING ROOM | This fabulous, light filled room has three double glazed windows to both side aspects and a set of aluminium tri-fold doors opening onto a sun terrace, three pendant lights over the table seating area, tiled floor with underfloor heating.

From the kitchen, a doorway leads to:

REAR LOBBY AND UTILITY ROOM | From the lobby, an aluminium double glazed door opens into the garden. A further door gives access to a **Cloaks/Plant Room** housing a Worcester boiler with a double glazed window to the side aspect. The **Utility Room** is fitted with kitchen cabinets with Corian worktops over, inset sink, double glazed window with leaded lights to the side aspect, space for washing machine and tumble dryer, ceiling spotlights, tiled floor with underfloor heating.

FIRST FLOOR

LANDING | This L shaped landing has a double glazed tall vertical window with leaded lights over the stairwell enabling light to filter through the landing and hall below, loft access, inbuilt linen cupboard and airing cupboard housing hot water cylinder.

DUAL ASPECT BEDROOM ONE | Double glazed bay window with leaded lights plus a window to the side aspect offers views towards the Blorenges, fitted wardrobes to the one wall, period picture rail. Door to:

EN-SUITE SHOWER ROOM | This shower room is fitted with a modern suite to include a walk in shower with glass shower screen and thermostatic shower mixer, vanity wash basin, lavatory, ladder towel rail, double glazed window with leaded lights, ceiling spotlights, extractor fan, Mandarin Stone floor with underfloor heating.

DUAL ASPECT BEDROOM TWO | Double glazed windows to the rear and side aspects offering garden views, ceiling spotlights, inbuilt wardrobes. Door to:

EN-SUITE SHOWER ROOM | Fitted with a modern suite to include a walk-in shower with thermostatic shower mixer, lavatory, vanity wash basin, illuminated mirror cabinet, ladder towel radiator, double glazed window, Mandarin Stone floor with underfloor heating.

BEDROOM THREE | Double glazed window with leaded lights to the front aspect enjoying a view towards the Blorenges, period picture rail, inbuilt cupboard and fitted wardrobe.

BEDROOM FOUR | Double glazed window with leaded lights to the front aspect enjoying a view towards the Blorenges, fitted wardrobes.

BEDROOM FIVE | Double glazed window to the rear aspect overlooking the garden.

FOUR PIECE FAMILY BATHROOM | Fitted with a contemporary suite to include an oval bath with central tap, walk in shower enclosure with thermostatic shower mixer, vanity wash basin, lavatory, double glazed window, extractor fan, ceiling spotlights, ladder towel radiator, fitted bathroom cabinet, Mandarin Stone floor with underfloor heating.

OUTSIDE

FRONT | The property is approached via an electronic vehicular gate with secure entry intercom system which opens onto a driveway providing extensive off-road parking. The driveway is bordered by a lawn with specimen planting and slate tiled pathways. Access to the rear garden and garage.

DETACHED GARAGE | Electric vehicular door, solid floor, sink unit, electricity consumer unit, radiator, power and lighting. Door to **Lavatory** with wash hand basin. Door to a useful **Storeroom** with door to the garden.

REAR GARDEN | A broad slate tiled sun terrace adjoins the back of the house affording a view over a lawned garden and providing a great private position for dining and entertaining. A paved pathway leads to a further sun terrace at the rear of the garden which enjoys a wonderful outlook towards the Blorenges. This terrace hosts a:

TIMBER GARDEN ROOM / HOME OFFICE | A useful addition to this family home's accommodation and is equipped with

power, lighting and a fitted air conditioning unit which provides warm and cool air. Dual aspect, there are bi-fold aluminium doors to one side and windows to the front, fitted cabinets incorporating a sink unit, ceiling spotlights, and wood style flooring. External tap.

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 G (Monmouthshire County Council)

EPC Rating | Band C

Flood Risk | Low flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number WA833470. 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. The property has been extended since construction. In 1976, approval was granted for a study and bedroom extension (ref DC/1976/00697) followed in 2010 with approval for a two storey extension to the dwelling (Ref DC/2010/00011). In 2019 (Ref DM/2018/01992) a non-material amendment was made to planning consent (Ref DC/2018/00083) which gave approval to convert an outhouse to a garage. The last recorded approval consent (Ref Monmouthshire DM/2018/00702) relates to widening a building and changing windows.

Broadband | Fibre to the premises, fibre to the cabinet and copper wire connection 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
T 01873 564424
E abergavenny@taylorandcoproperty.co.uk

Reference AB509



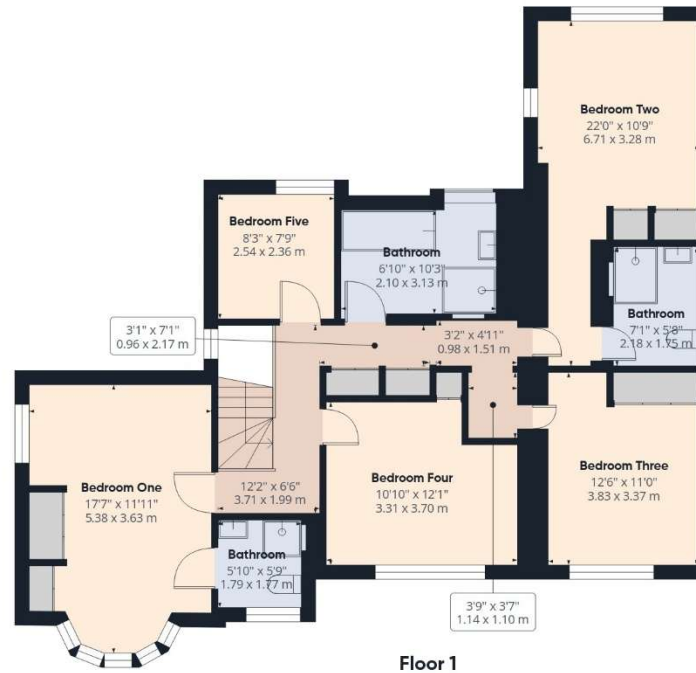






Floorplan

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Approximate total area⁽¹⁾

2570 ft²
239 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.