

Asking Price
£650,000

Albert Road

Abergavenny, Monmouthshire NP7 5RH

Four bedroomed detached family home dating from the 1920's | Updated, extended and providing spacious and flexible accommodation throughout
Superb views across the front towards the iconic Market Hall and across the Usk Valley towards the Bloreng
Large dual aspect open plan lounge / diner with tri-fold doors to the garden | Study with bay window
Triple aspect kitchen / family room | Conservatory | Utility / wet room
Principal bedroom with bay window and en-suite shower room | Two further first floor bedrooms with a Jack 'n' Jill bathroom suite
Second floor bedroom with en-suite | Garden room providing ancillary accommodation | Off street parking

In a splendid setting enjoying long distance views over the Usk Valley towards the Market Hall and the Bloreng beyond and within walking distance of Bailey Park and the historic town centre, is this exceptional 1920's detached family home. Upgraded and extended to offer both comfortable and generous family size accommodation, this home has an appealing and flexible configuration planned over three floors. Improved with modern windows, tri and bi-fold doors and a conservatory at the rear, this family sized residence has four bedrooms, three reception rooms, a contemporary open plan kitchen, and four bathrooms with at least one facility on each floor. This home will suit buyers seeking large living spaces in addition to those looking for a new place with the town centre and all its facilities close-by.

Double fronted with an attractive double storey bay to the front elevation, this spacious family home is entered through a central hallway with enclosed porch area. The reception accommodation includes a dual aspect lounge/ diner with tri-fold doors opening onto an expansive porcelain tiled sun terrace and a family room with vaulted ceiling which is open plan to the kitchen. Also on the ground floor is a study space, set off from the dining room via a pocket door and a conservatory, seamlessly linking the family room with the garden.

The kitchen is served by a utility room encompassing a shower suite which is useful for those needing additional ground floor bathroom facilities.

The first floor is accessed via a split staircase leading to landings at both the front and rear of the house which is an unusual layout, but given there is a continuous flow around the first floor to enable connectivity throughout this floor, this will work well for families or equally, could be altered to suit personal choice. The principal bedroom enjoys stunning views, as do all the rooms at the front of the house, and has an en-suite shower room in addition to in-built wardrobes. There are two further double bedrooms on this floor which have fitted/in-built wardrobes and the use of a Jack 'n' Jill four piece bathroom suite. On the second floor, the bedroom has a walk-in wardrobe and its own en-suite shower room.

Outside, the landscaped gardens have been arranged with minimal maintenance in mind and have been creatively designed with two porcelain tiled sun terraces wrapping around two sides of the house. A matching walkway to the rear of the garden hosts a further terrace with stunning hillside views and a large two room insulated summerhouse which is connected to electric and has a kitchenette and shower room*.

SITUATION | This family home is situated in a favoured residential setting within walking distance of Bailey Park and 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, including the new all-through King Henry VIII for 3 -19 year olds. Schools in the private sector are also accessible and can be found in Monmouth, Hereford, Brecon, and Newport.

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 long walks, there are pathways leading to the River Usk and the Monmouthshire & Brecon Canal as well as to the summit of the Deri, one of the seven mountains that surrounds this historic market town, ready to explore and located just a short distance away.

Abergavenny railway station is accessible by bus, car or even walking whilst road links at the Hardwick interchange give easy access to the motorway and "A" routes to Cardiff, Newport plus further afield to the M4 linking Bristol, west Wales and the Midlands.

ACCOMMODATION

The accommodation is planned over three floors as shown in brief below.

GROUND FLOOR COMPRISING:

Entrance hallway
Dual aspect lounge/diner opening into the garden
Study with bay window
Triple aspect kitchen/family room opening into a conservatory
Utility room/wet room

FIRST FLOOR COMPRISING:

Principal bedroom with en-suite shower room
Two further double bedrooms
Jack 'n' Jill family bathroom suite

SECOND FLOOR COMPRISING:

Bedroom with en-suite shower room

OUTSIDE

FRONT | The house is approached via a set of steps which leads up to an enclosed paved garden forecourt which gives access to the entrance. A tarmac drive to the side provides covered off street parking.

REAR GARDEN | This wall enclosed landscaped garden has been designed for maximum impact and minimal maintenance. An attractive porcelain tiled sun terrace spans the width of the rear of the house and is an excellent place from which to observe the surrounding landscape with views from a further terrace at the rear looking towards the Bloreng. A set of porcelain tiled steps opens into the main body of the garden with a porcelain tiled walkway leading to gated access to the front of the house plus at the rear of the garden, an elevated sun terrace enjoying views to the Bloreng and leading to:

DETACHED GARDEN ROOM | This insulated garden room provides ancillary accommodation to the main house and comprises living room, kitchenette, bedroom and a shower room.

General garden facilities include a water tap, outside lighting, and external power.

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 TBC

Flood Risk | No flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number WA920859. There are 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. * The detached garden room is a useful addition to the property, but buyers are advised that it does not have planning consent for its current use.

Broadband | 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 AB524









Floorplan

Estate Agents

Taylor & Co

Abergavenny



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