



Croesonen Parc
Abergavenny NP7 6PE

Estate Agents
Taylor & Co
Abergavenny

Asking Price
£335,000



Croesonen Parc

Abergavenny, Monmouthshire NP7 6PE

Three bedroom link detached family home in a cul-de-sac setting on a perennially popular development
Well placed for walking routes to town, bus routes and schools | Sitting Room with bow window to the front | Separate dining room
Double glazed conservatory with access to the rear garden | Fitted Kitchen | Ground floor shower room
First floor bathroom with over bath shower | Double glazing | Gas central heating |
Driveway and attached single garage | Fully enclosed southerly facing rear garden with paved sitting area | No onward chain

This attractive three bedroomed link detached family home occupies an attractive cul-de-sac setting in a perennially popular and well established location on the outskirts of the town centre. Favoured for its convenient location and ease of access to parks, schools, and bus routes, Croesonen Parc is a highly sought after location.

This smartly presented and comfortable family home provides light and airy accommodation that includes a small hallway, sitting room with bow window, adjoining dining room with sliding patio door opening to a double glazed conservatory, neatly fitted kitchen, rear porch with entrance door to the garden and access to the garage plus a useful shower room/toilet. To the first floor are three bedrooms served by a modern bathroom suite, with bedrooms one and two having integrated wardrobes.

The rear garden is fully enclosed, enjoys an extremely pleasant south westerly aspect and is laid principally to lawn whilst at the front there is a driveway for off street parking, in addition to the garage. This family home benefits from double glazing and gas central

heating and is offered to the market with no onward chain.

SITUATION | This family home is situated in a favoured residential setting within easy access of the centre of Abergavenny. 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. 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 delight.

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. 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 Brecon to Monmouthshire Canal as well as to the summit of the Deri, one of the seven mountains that surrounds this historic town, ready to explore and located just a short distance away.

ACCOMMODATION

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

GROUND FLOOR COMPRISING:

Entrance hallway
Sitting room
Dining room leading to: -

Conservatory
Kitchen
Porch to garage
Ground floor shower room

FIRST FLOOR COMPRISING:

Landing
Three bedrooms
Family Bathroom

OUTSIDE

FRONT | The property is approached from the cul de sac via a brick paved drive and pathway leading up to the front entrance door. There is a gravelled flower/shrub bed and the garden is enclosed by mixed hedging on two sides.

GARAGE | With up and over door from the driveway, electric points and light, gas meter, electric consumer unit, short flight of steps up to the personal door opening into the rear porch.

REAR | From the house the rear garden opens onto a small paved sitting area which enjoys an extremely pleasant and sunny, south westerly aspect. The entire garden is enclosed by close boarded timber fencing and includes a small lawn, various flower/shrub beds and various mature trees. Timber garden shed.

GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Services | Mains water, drainage, electric and gas are connected to the house.

Council Tax | Band E (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 registered with HMLR, Title Number WA816763. 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.

Broadband | 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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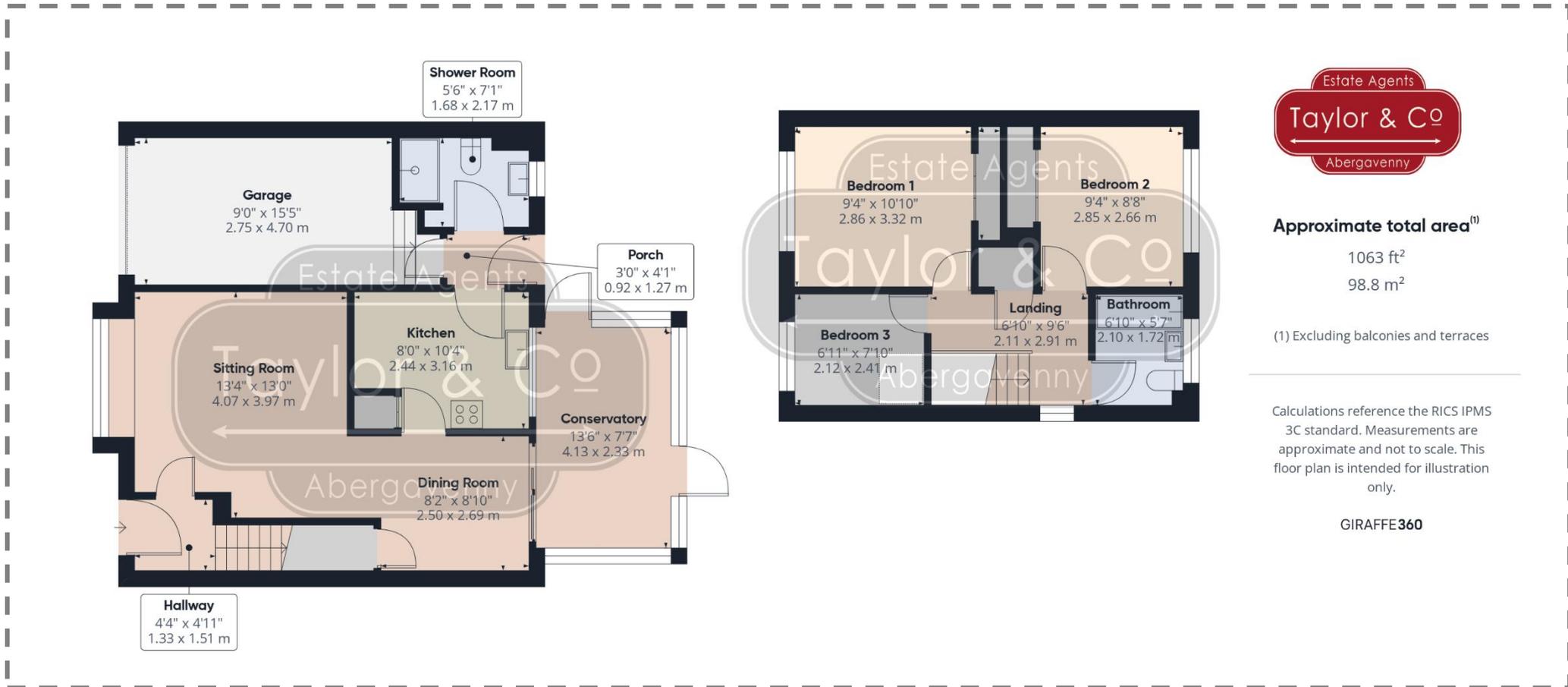
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Floorplan



Approximate total area⁽¹⁾

1063 ft²
98.8 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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