

Estate Agents

Taylor & Co

Abergavenny

Hereford Road
Abergavenny NP7 6AB

Asking Price
£350,000

Hereford Road,

Abergavenny, Monmouthshire NP7 6AB

Modern three bedroom detached family home | Attractively fitted kitchen with integrated appliances
Three reception rooms | Family bathroom suite | En Suite shower room to the master bedroom
Versatile loft room | Fully double glazed | Off road parking facility to the rear | Walking distance to the town centre and Bailey Park
Viewing Recommended

This modern detached home enjoys a prominent and convenient position within Abergavenny with hillside views afforded from both its front and rear over the scenic landscapes which surrounds this historic town. This modern property enjoys comfortable accommodation that includes a reception hall, ground floor toilet, a light and airy sitting room with bay window to the front and glazed double doors leading the kitchen/dining room which is well fitted with a range of integrated appliances, the dining area opens to a bright double glazed conservatory with double doors opening to the rear garden. On the first floor are three bedrooms with the master bedroom enjoying the benefit of an en suite shower room plus a family bathroom. From the landing a second staircase gives access to a loft room with range of built in storage cupboards. There are manageable gardens to both the front and rear plus the benefit of a useful off road parking space to the rear.

SITUATION | This family home is centrally positioned within walking distance of the town centre and Bailey Park giving it ease of access to all services and amenities. The area is particularly well served with schools for all ages, including many highly regarded primary schools and for all-through 3 to 19 education, King Henry VIII can be found a short distance away.

The area is internationally favoured as a foodie haven as well as an ideal base for professional and amateur leisure pursuits. The town centre has comprehensive leisure and shopping facilities with several individual boutique style shops, eateries and restaurants, grocery and newsagent stores, supermarkets and many well-known high street shops. The market hall in the town centre also hosts a market several times a week.

Abergavenny has its own cinema and leisure centre as well as several pubs and restaurants for evening entertainment.

Abergavenny railway station is approximately 1.3 miles away whilst road links at the Hardwick interchange provide access to the motorway and "A" routes to Newport, Cardiff and Merthyr Tydfil and further afield to the M4 for Bristol and the Midlands.

ACCOMMODATION

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

GROUND FLOOR COMPRISING:

Entrance hallway
Ground floor WC
Sitting room
Kitchen/Diner
Conservatory

FIRST FLOOR COMPRISING:

Landing
Master bedroom with en-suite
Two further bedrooms
Family bathroom

Staircase to the loft room

OUTSIDE

FRONT | The front of the property is accessed via a pedestrian gate from Hereford Road from where a short flight of steps leads up to a level garden with paved pathways and low maintenance artificial lawn.

REAR | From the rear the garden opens from the conservatory onto a small paved sitting area which in turn extends onto a large lawn with central pathway leading to the rear where a timber entrance gate opens onto a gravelled parking area accessed from a rear service lane. Timber and plastic garden sheds.

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 house.

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 WA838960. 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 | Full fibre broadband connected to the property. According to Openreach.

Mobile network | 02, Three, EE, Vodafone indoor coverage.

Viewing Strictly by appointment with the Agents

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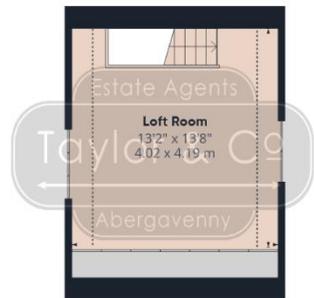
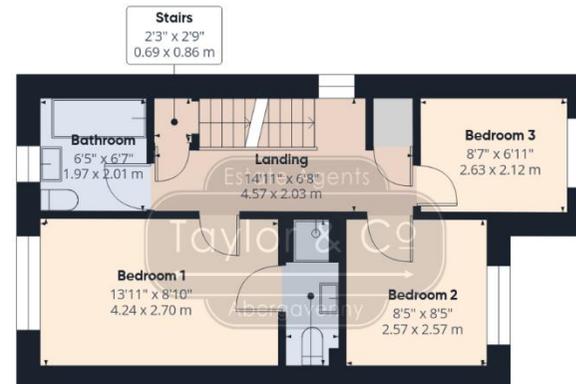
Reference AB532







Floorplan



Approximate total area⁽¹⁾
 1159 ft²
 107.8 m²

Reduced headroom
 34 ft²
 3.1 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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