



Estate Agents

Taylor & Co

Abergavenny

Park Avenue

Abergavenny NP7 5SH

Asking Price
£359,950

Park Avenue, Abergavenny, Monmouthshire NP7 5SH

An extended three bedroom semi-detached family home | Popular and convenient location within walking distance of Bailey Park and the high street
Westerly facing rear garden with sun terrace and views towards the Sugar Loaf & Deri | Schools for all ages close-by
Gated off street parking to the front plus attached integral garage / store
Extended open plan lounge / diner | Study | Kitchen / breakfast room | Ground floor WC
Principal bedroom with fitted wardrobes and an en-suite shower room | Two further bedrooms | Family shower room

Ideally placed, within walking distance of the high street and Bailey Park, is this extended three bedroomed semi-detached family home sitting in large westerly gardens with splendid views to the Sugar Loaf, Deri and the Bloreng. The property is well-appointed and offers generous family sized accommodation throughout, including a spacious open plan lounge/diner, a study, a light filled modern kitchen/breakfast room, and two shower suites serving the three bedrooms, in addition to a cloakroom on the ground floor.

Entered via a porch into a good size reception hallway, the study is positioned to the front of the house but could equally be used as an additional sitting room too. The lounge/diner at the rear has lovely views over the well-tended garden and patio doors which open directly onto a paved sun terrace. The kitchen is fitted with a comprehensive range of cabinets in a hi-gloss finish and has space for an American style fridge/freezer and a dishwasher. Given the size of this extended kitchen, there is also room for a breakfast bar for casual dining or food on the go. The kitchen opens into an integral garage /store with access from both the drive and the rear garden and usefully for a family home, has room for both a washing machine and a tumble dryer. There is a cloakroom situated off the garage which is always handy for children, gardeners and house guests.

Upstairs, the airy landing gives access to the three bedrooms. The principal bedroom is fitted with an en-suite shower room and wardrobes and affords long distance hillside views from its window. The two further bedrooms, one double and a single room, are served by the first floor shower suite and there is also a handy walk-in linen store too.

Outside, the wonderful gardens are filled with segmented lawns and flowerbed borders which host a number of small specimen trees adding variety and colour to this outside space. For car drivers, there is a gated driveway providing off street parking for two vehicles.

SITUATION | The property is centrally located and situated within walking distance of the town centre and Bailey Park plus easy access of all services and amenities. The area is particularly well served with schools for all ages, including many highly regarded primary schools and for secondary 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. For those seeking longer walks, there are hillside and park walks aplenty in the wider area. For comprehensive leisure and

shopping amenities, the town centre boasts many individual boutique style shops, eateries and restaurants, grocery and newsagent stores, supermarkets and many well-known high street shops.

Abergavenny also hosts a market several times a week. The town has its own cinema and leisure centre as well as multiple eateries for evening entertainment. Abergavenny railway station is approximately two miles away whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Cwmbran, Cardiff and Merthyr Tydfil as well as further afield to the M4 and the Midlands.

ACCOMMODATION

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

GROUND FLOOR COMPRISING:

Entrance Porch
Entrance Hall
Study / Sitting Room
Lounge / Diner
Kitchen / Breakfast Room
Cloakroom

FIRST FLOOR COMPRISING:

Landing
Bedroom One with En-suite Shower Room
Bedroom Two
Bedroom Three
Family Shower Room

OUTSIDE

FRONT GARDEN | The property occupies a curved position on this popular road which serves to provide a generous amount of parking with space for two vehicles on its driveway and access to the garage. To the side of the garage is a garden area laid to shingle and hosting bushes and herbaceous shrubbery.

TANDEM INTEGRAL GARAGE | Vehicular and pedestrian door to the front, power and lighting, space for washing machine and tumble dryer, work bench, double glazed window. Door to:

CLOAKROOM | Lavatory, wash hand basin, tiled floor, consumer unit, pedestrian door to rear.

WEST FACING REAR GARDEN | A gardener's delight, a particular feature of this family home is undoubtedly its long westerly garden. An attractive riven paved patio adjoins the lounge / diner providing the perfect spot for outdoor entertaining and a place to take in the fine views of the surrounding Black Mountains which surround Abergavenny. A path leads the length of the southern boundary of the garden with a well-stocked flowerbed running alongside, brimming over with hydrangea, camelias, rhododendrons and roses. There are also pretty acers, a cherry blossom, magnolia and an attractive snowball tree. At the rear, a useful storage shed.

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 D (Monmouthshire County Council)

EPC Rating | Band C

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

Covenants | The property is registered with HMLR, Title Number CYM234087. There are restrictive covenants associated with the property.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property.

Broadband | Full fibre broadband connection available. According to Openreach

Mobile network | EE, O2, Vodafone and Three likely indoor coverage.

Viewing Strictly by appointment with the Agents

T 01873 564424

E abergavenny@taylorandcoproperty.co.uk

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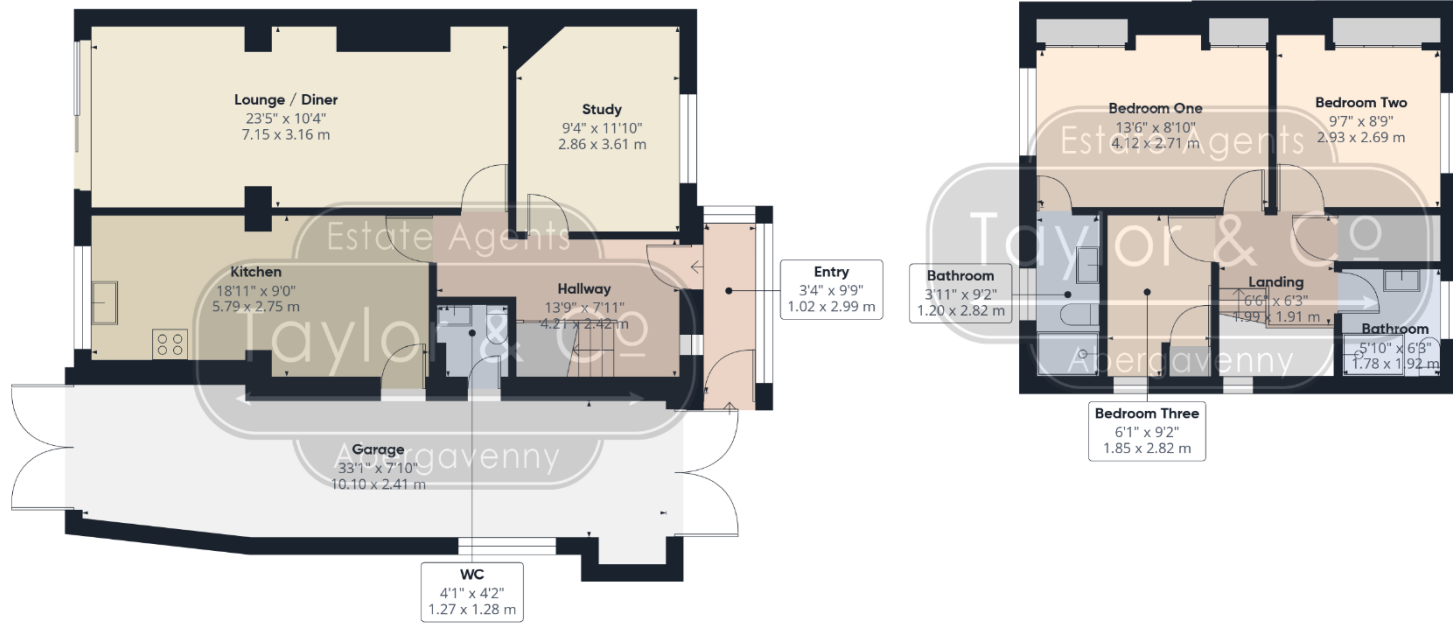
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GARDEN









Approximate total area⁽¹⁾
1340 ft²
124.3 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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