



Holywell Crescent
Abergavenny NP7 5LH

Estate Agents
Taylor & Co
Abergavenny

Asking Price
£425,000

Holywell Crescent

Abergavenny, Monmouthshire NP7 5LH

An attractive, period semi detached house situated in a convenient location within walking distance of the town
Sitting room with curved bay window | Separate dining room | Double glazed conservatory
Ground floor toilet | Attractively fitted kitchen | Separate Utility Room and side porch
Three bedrooms | First floor shower room | Gated driveway providing off road parking & garage
Beautiful rear garden with patio and garden store shed

In a highly sought after residential location, this three bedroom semi detached family home with three reception rooms is situated in a popular road with the high street, rail & bus stations, plus Castle Meadows all just moments away. Entered from the front into a handy porch and welcoming hallway with staircase to the first floor and useful utility cupboard plus an invaluable toilet/cloakroom. To the front is a cosy sitting room with bay window and log burner which adjoins a spacious dining room, also with a log burner and attractively fitted kitchen. To the rear is a double glazed conservatory with folding doors from the dining room and having a tiled roof with 'Velux' windows that takes full advantage of the stunning views across the town to the peaks of the locally renowned Bloreng, Deri and Sugar Loaf mountains. A side porch and useful utility area finishes off this excellent ground floor space. To the first floor is a landing with attractive half landing on the staircase, three various size double bedrooms each with fitted wardrobes and an attractively fitted modern shower room. The property sits behind a gated driveway with well maintained front and rear gardens plus a separate detached single garage.

SITUATION | This family home is exceptionally well positioned within walking distance of the historic town centre that 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 Bloreng, one of the seven mountains that surrounds this historic town, ready to explore and located just a short distance away.

Abergavenny railway and bus stations are close-by and are accessible on foot whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Cardiff, Hereford, and Newport plus further afield to the M4 linking Bristol, west Wales, and the Midlands.

ACCOMMODATION

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

GROUND FLOOR COMPRISING:

Entrance Porch
Hallway
Toilet/Cloakroom

Sitting Room with bay window
Separate Dining Room
Double Glazed Conservatory
Attractively fitted Kitchen
Side Porch
Utility Area

FIRST FLOOR COMPRISING:

Landing
Bedroom one
Bedroom two with bay window
Bedroom three
Shower Room

OUTSIDE

FRONT GARDEN | The property is approached from Holywell Crescent via a gated tarmacadam driveway that extends along the entire side of the property providing ample off road parking space. The remainder of the front garden has been landscaped for ease of maintenance with slate and paving slabs creating an attractive island flower bed.

REAR GARDEN | The rear garden enjoys a beautiful westerly aspect with views towards the Bloreng, Deri and Sugar Loaf mountains whilst incorporating the remainder of the driveway and a separate detached single garage. The remainder of the garden is principally laid to lawn with mature flower/shrub borders with two separate paved sitting areas and a very useful small garden 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 E (Monmouthshire County Council)

EPC Rating | Band TBC

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 WA411331. 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 connected to the property 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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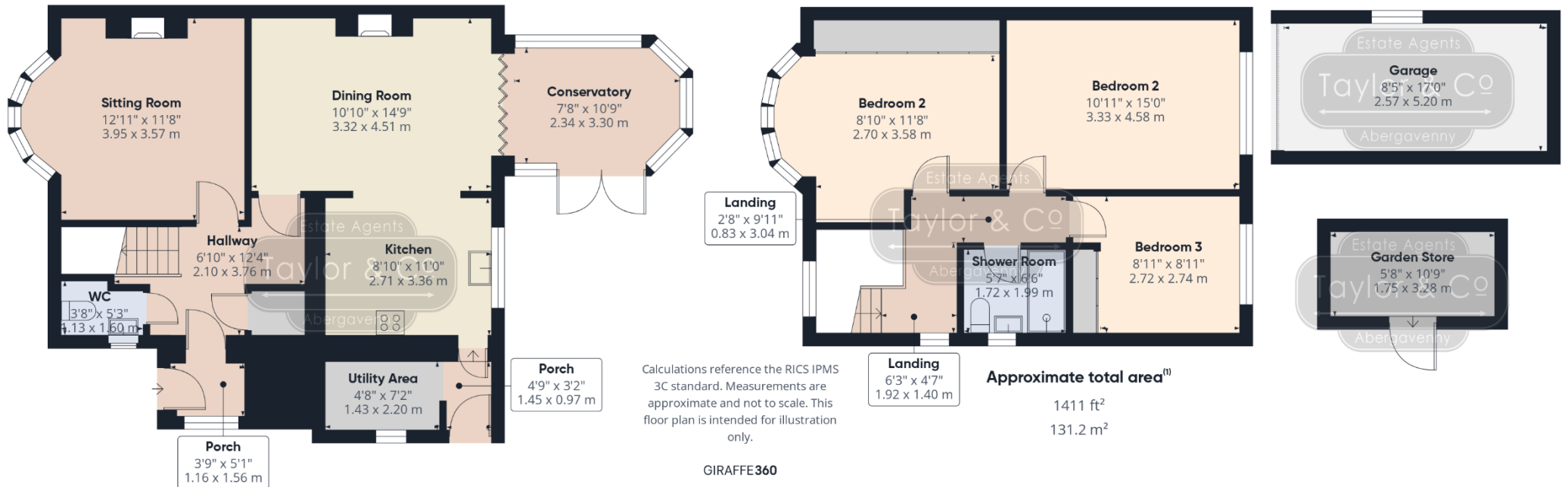
Reference AB550







Floorplan



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