



Estate Agents

Taylor & Co

Abergavenny

Chapel Road
Abergavenny NP7 7DN

Asking Price
£320,000

Chapel Road

Abergavenny, Monmouthshire NP7 7DN

Three bedroom, double fronted, semi-detached period home | Partly walled west facing rear garden with attractive mature silver birch tree
Living room with twin shuttered windows and a reading area | Study
Kitchen/diner with French doors opening into the garden | Modern shower room | Character features with fitted cupboards and stripped doors
Great position on the favoured Western side of Abergavenny within walking distance of the town centre
Walking distance to Cantref Primary school | On street parking | Side access (via right of way) to the rear garden

This stone fronted, three bedroomed semi-detached period home sits in a popular position on the favoured side of Western Abergavenny within walking distance of the historic town centre and Cantref Primary School. Dating from the 1800's, this family home has been extended over time and now offers comfortable and appealing accommodation with an unusual, yet charming configuration coupled with character features including shuttered windows, stripped panelled doors, and fitted cupboards.

Offering a perfect east to west orientation, the partly brick-walled gardens at the rear of this home feature a mature weeping silver birch tree and a further area of garden hidden discreetly behind beech hedging, making this home a great buy for those wanting to be near the town centre but with outside space to sit in and enjoy.

Entered through a central porch, this double fronted home has a well-proportioned living room with twin shuttered windows and a fireplace, plus a small reading area at the

rear of the room incorporating a window looking into the kitchen. A door leads from the living room into a study behind which offers a good amount of fitted storage cupboards, and a return staircase neatly concealed behind a door to the first floor. Through a rear hall, a door opens into a spacious L shaped kitchen / diner with plenty of room for seating and a separate kitchen prep area. The kitchen has French doors which open into the pretty rear garden making this a great room for cooking and entertaining. Upstairs, the three bedrooms, one double and two single, are served by a modern white shower suite.

Parking is available on street and for rear access to the garden, this home enjoys a right of way over the neighbour's side passageway.

SITUATION | The town centre of Abergavenny offers comprehensive leisure and shopping amenities including individual boutique style shops, eateries

and restaurants, grocery and newsagent stores, supermarkets, and a plethora of well-known high street shops. The town is particularly well served by schools for all ages at both primary and secondary level, including Cantref Primary School which is within walking distance of the house. The area is internationally favoured as a foodie haven as well as an ideal base for professional and amateur leisure pursuits. There are many sports clubs and activities in the area including rugby, football, tennis, cricket, bowls and swimming and of course, cycling at both an amateur and a professional level can be found close-by. For those seeking long walks, there are pathways leading to the River Usk and the Monmouthshire and Brecon Canal as well as the summit of the Deri and the Sugar Loaf which are nearby, plus many of the other mountains which surround this historic town.

Abergavenny hosts a market several times a week. The town has its own cinema and leisure centre as well as several venues for evening entertainment. Abergavenny railway station is very accessible with links to

Cardiff and Manchester whilst road links at the Hardwick interchange give ease of access to the motorway and "A" routes to Cardiff, Newport and Bristol and further afield to the M4 and the Midlands, plus the A465 linking to Hereford, Merthyr Tydfil and West Wales.

ACCOMMODATION

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

GROUND FLOOR COMPRISING:

Entrance Porch
Living Room with twin shuttered windows and a reading area
Study
Kitchen / Diner opening into the garden

FIRST FLOOR COMPRISING:

Landing
Bedroom One
Bedroom Two
Bedroom Three
Modern Shower Room

OUTSIDE

FRONT GARDEN | The property is approached via a garden forecourt enclosed by wrought iron railings, complemented by a matching iron entrance gate.

WEST FACING REAR GARDEN | A particular feature of this family home and enjoying a west facing orientation, French doors open from the kitchen onto a paved area which is enclosed by a stone retaining wall with steps to the side leading up onto an attractive, partly walled lawn which hosts a mature weeping silver birch tree and a variety of pretty heathers, herbaceous shrubbery and perennials. To the rear of the garden, beech hedging conceals a further area of garden incorporating a paved terrace. The property enjoys a right of way over the neighbour's side passage to the street at the front.

PARKING | On street parking.



Viewing Strictly by appointment with the Agents

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Reference AB537

GENERAL

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

Covenants | The property is registered with HMLR, Title Number WA379910. There are no restrictive covenants associated with the property, for further details, speak to the Agent.

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

Council Tax | Band E (Monmouthshire CC).

EPC Rating | Band D

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

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. The property has been extended (10+ years ago) creating the kitchen/diner at the rear.

Broadband | According to Openreach, full fibre broadband is available in the area.

Mobile network | According to Ofcom, 02, Three, EE, Vodafone provide indoor coverage.









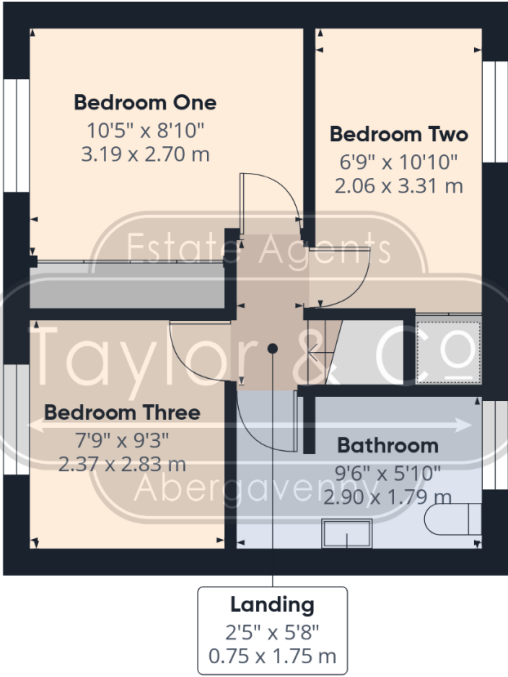
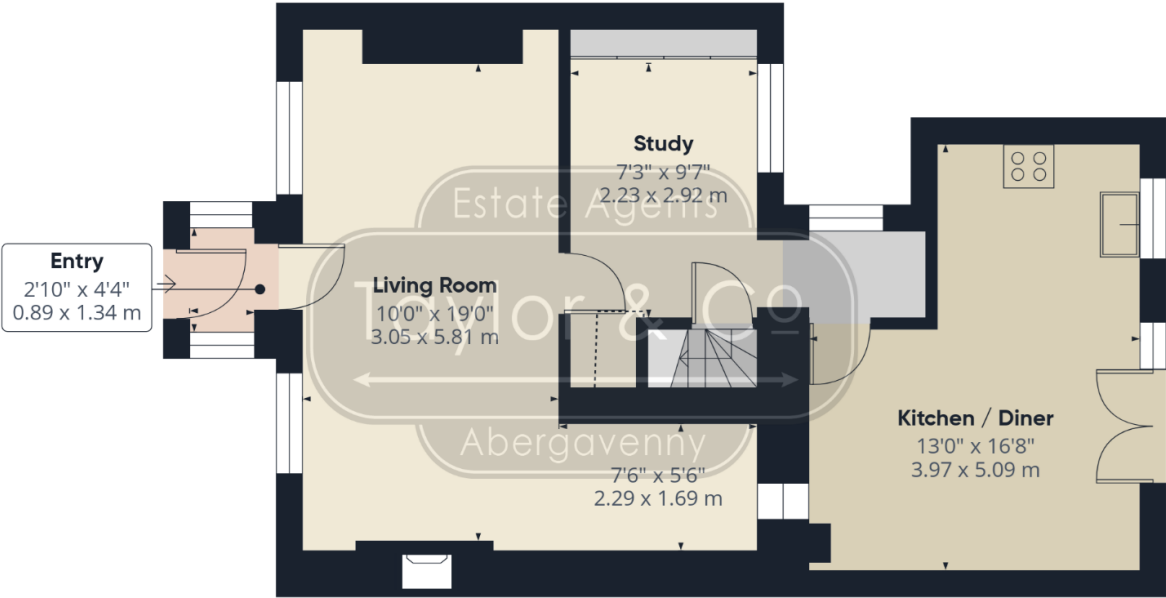


Floorplan

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Approximate total area⁽¹⁾

892 ft²
82.8 m²

Reduced headroom
5 ft²
0.5 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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These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.