



Llwynu Lane
Abergavenny NP7 6AT

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£225,000

Llwynu Lane, Abergavenny, Monmouthshire NP7 6AT

Semi detached house of No Fines construction situated in an established and sought after location within the Mardy neighbourhood of town
Well planned accommodation | Sitting Room with bay window | Large Kitchen/Dining Area | Side lobby and Toilet
Three bedrooms | First floor shower room | Gas central with modern boiler | Double glazing | Enclosed rear garden with patio
Large Garden storage shed | Requiring updating and modernisation | NO ONWARD CHAIN

A well proportioned semi-detached house of Wimpy No Fines construction situated in a popular and well established residential location within the favoured Mardy neighbourhood of the town and affords a splendid long distance outlook towards the Blorenges from the front. Owned by the same family for many decades and offered to the market chain-free, this much-loved home offers nicely arranged accommodation and although now requiring updating and improvement would make it an ideal first home by giving buyers the opportunity to add value through enhancements and alteration (subject to any necessary consents).

Entered through a hallway from the front, the ground floor of the house has a good flow with the entrance hall leading into a living room which takes advantage of the enviable views towards the Blorenges. Along the entire rear of the house is an open plan kitchen/dining room with good range of units and provides access to a side lobby with a toilet and storeroom, this provides the opportunity for buyers to convert this area into additional living space if required, subject to the relevant consents.

On the first floor, there are two double bedrooms and one single bedroom with the front rooms having elevated hillside views. The bedrooms are served by a modern shower room with large walk in shower area.

There is a raised level front garden and large enclosed rear garden with patio and lawn plus a very useful large, concrete sectional garden shed/store.

SITUATION | This family home is in a popular residential location within walking distance of a local parade of shops and several schools at primary level as well as the town's high school, King Henry VIII.

Enjoying a landscape rich in beauty and history, the town centre boasts a comprehensive range of shopping and leisure facilities, including a wide selection of boutique style shops, grocery and newsagent stores, supermarkets, including a large Waitrose with Home section and many well-known high street shops. Abergavenny also hosts a farmers' market several times a week as well as having its own cinema, theatre, and leisure centre, plus several restaurants for

evening entertainment. Culturally important, local events of national and international significance include the Abergavenny food festival, the Green Man music festival and the Hay festival of literature, with other regular events taking place throughout the year.

The area is frequented by outdoor pursuits and sports enthusiasts with excellent opportunities for hang gliding, pony trekking, canoeing, mountain walking and running. The railway station has regular services into Cardiff (34mins), Bristol and London via Newport (25mins) whilst road links give easy access to the motorway for Bristol (1hr), Cardiff (1hr), Birmingham, the South West and London and "A" routes for Monmouth, Cheltenham and Brecon.

ACCOMMODATION

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

GROUND FLOOR COMPRISING:

Entrance Hallway
Sitting room with bay window
Kitchen/dining room

Side lobby
Ground floor WC

FIRST FLOOR

Landing
Bedroom one
Bedroom two
Bedroom three

OUTSIDE

From the pavement a short flight of steps and a ramp gives access to both the front and side entrance doors with the remainder of the garden laid to lawn.

From the rear a paved sitting area adjoins the house with lawn beyond and includes a large concrete sectional/sheet metal 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 property.

Council Tax | Band C (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 WA473686. There are 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 connection available. According to Openreach.

Mobile network | Three, O2, EE, Vodafone indoor coverage according to Ofcom.

Viewing Strictly by appointment with the Agents

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Reference AB571





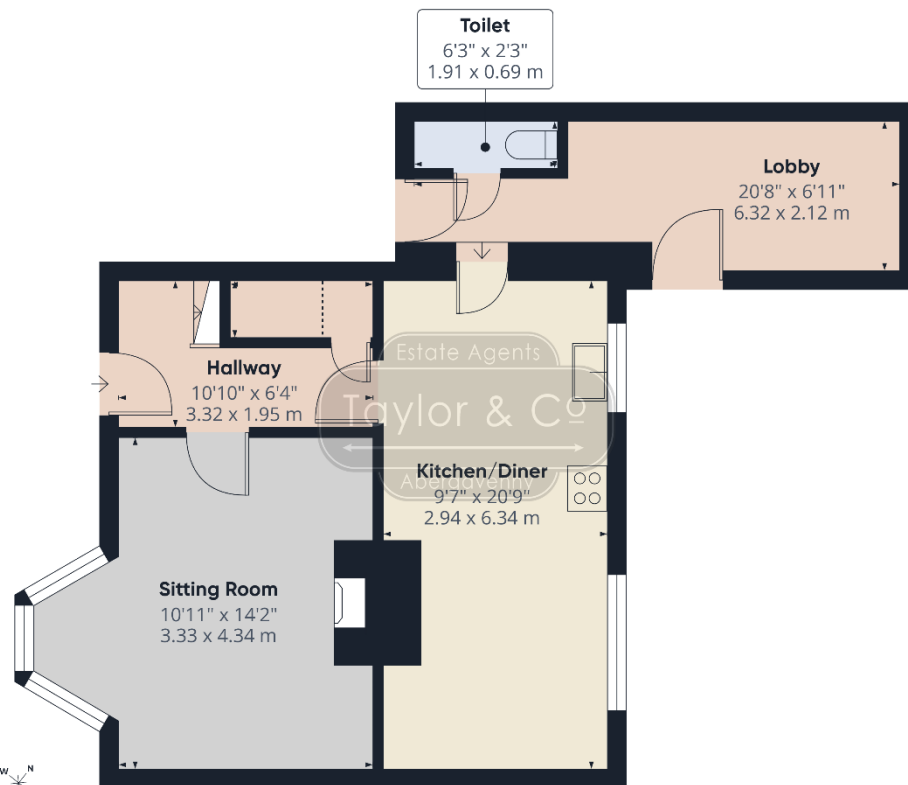


Floorplan

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Abergavenny



Approximate total area⁽¹⁾

1219 ft²
113.2 m²

Reduced headroom

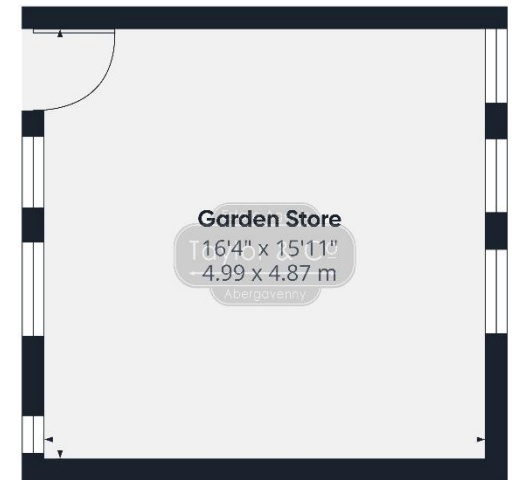
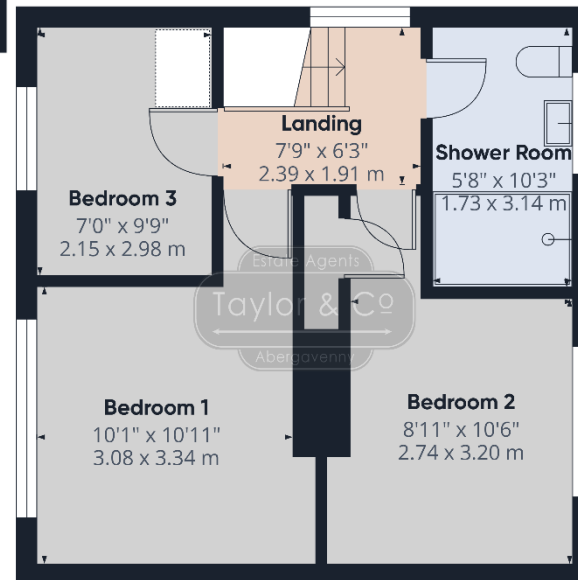
11 ft²
1 m²

(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.

GIRAFFE 360



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.