



Haven Way
Abergavenny NP7 7BA

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£369,950

Haven Way

Abergavenny, Monmouthshire NP7 7BA

An attractive, two bedroom detached bungalow situated on the favoured Western side of Abergavenny
Requiring modernisation and improvement | Light and airy Living Room | Kitchen with adjoining Dining Area | Two bedrooms
Shower Room | Driveway and integral single garage | Well-kept rear garden with lawn and decked sitting area
NO ONWARD CHAIN

Approaching the property from a quiet side road the garden opens onto a generous driveway and integral garage alongside a well-kept front garden. Stepping inside you are welcomed by an inviting hallway from where the rest of the accommodation flows effortlessly room to room. The living room is a particularly impressive space, spacious, bright and filled with natural light as well as being perfectly positioned to take full advantage of the beautiful south westerly aspect with view towards The Blorenges. The Kitchen although requiring updating continues the properties warm and homely atmosphere laid out with plenty of workspace and adjoining a small dining area. The property offers two generous double bedrooms both of which are bright and spacious providing comfortable accommodation and one includes its own toilet and wash hand basin. Outside the property sits within beautifully maintained gardens that provide a peaceful and tranquil environment in which to relax, entertain or simply enjoy the peaceful surroundings.

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.

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, 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 Brecon to Monmouthshire Canal as well as the summit of Blorenges Mountain from which colourful hang gliders may be observed, plus many of the other mountains which surround this historic town.

Abergavenny also hosts a market several times a week. The town has its own cinema and leisure centre as well as several eateries for evening entertainment. Abergavenny railway station is very accessible whilst road

links at the Hardwick roundabout give easy access to the motorway and "A" routes to Cwmbran, Cardiff, and Merthyr Tydfil and further afield to the M4 and the Midlands.

ACCOMMODATION

The accommodation is planned over one floor as shown in brief below.

GROUND FLOOR COMPRISING:

Entrance hallway
Living room
Kitchen/breakfast room
Dining Room
Lean to
Bedroom one
Bedroom two
Bathroom

OUTSIDE

FRONT GARDEN | The garden is enclosed by a low brick wall with steps to front door. Driveway provides off street parking and access to: -

ATTACHED GARAGE | Electric door, double glazed window, power and lighting.

REAR GARDEN | A paved path adjoins the bungalow with a step up into a circular pebble/paved feature with panting to side and a specimen fig tree opening onto a timber decked area. From here a view towards The Deri and over the rooftops to The Blorengie can be enjoyed. The garden is planned for ease of maintenance with central square area and small vegetable garden to side area, a space for a greenhouse and a garden summer house/shed. Gated access to front, water tap.

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 E (Monmouthshire County Council)

EPC Rating | Band D

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

Covenants | The property is registered with HMLR, Title Number WA355977. There are no 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 connection available. According to Openreach.

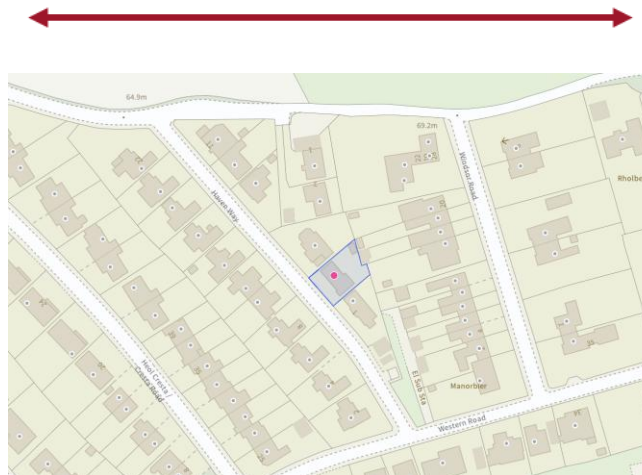
Mobile network | 02, Three, EE, Vodafone indoor coverage. According to Ofcom.

Viewing Strictly by appointment with the Agents

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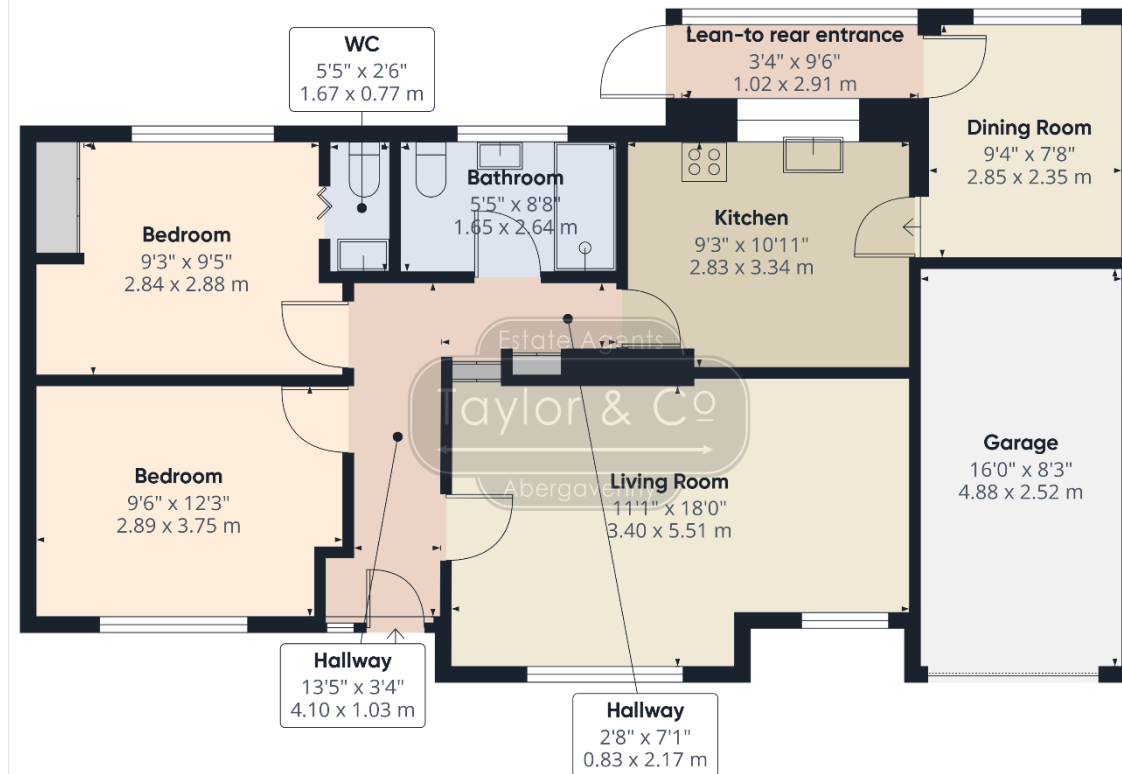


Floorplan

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Approximate total area⁽¹⁾

895 ft²
83.2 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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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.