



Croesonen Parc
Abergavenny, NP7 6PF

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£315,000

Croesonen Parc

Abergavenny, Monmouthshire NP7 6PF



Three bedroomed link detached family home in a cul-de-sac setting in a hugely popular development in Abergavenny
Through lounge / diner with a bay window | Large conservatory | Modern kitchen overlooking the conservatory and garden
Rear lobby giving access to a cloakroom and the garage

White family shower suite | Superb distant views towards the Bloreng and the little Skirrid to the front and the Deri to the side
Landscaped rear garden | Off street parking & an integral garage | No forward chain | Walking distance to Bailey Park and bus routes to town

This three bedroomed link detached family home occupies an excellent position in a favoured cul-de-sac setting with superb long distance views towards the Bloreng and the Little Skirrid from its front aspect. Offered to the market with no forward chain, the property has a comfortably arranged dual aspect open plan lounge / diner with bay window opening into a large, light filled conservatory which enjoys an outlook over its delightful, landscaped garden to the Deri. The shaker style kitchen has integrated Bosh appliances incorporating an induction hob, oven and dishwasher plus has useful access into a rear lobby providing entry to a ground floor cloakroom WC and the integral garage. Upstairs, the three bedrooms, all of which have inbuilt cupboards are served by a modern white shower suite. This family home has off street parking on its driveway and easy access from front to rear garden through its garage.

SITUATION | This family home is situated in a favoured residential setting within easy access of the centre of Abergavenny. The historic town centre 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. Schools in the private sector are also available 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 Deri, one of the seven mountains that surrounds this historic town, ready to explore and located just a short distance away.

ACCOMMODATION

ENTRANCE HALLWAY | Double glazed entrance door, radiator, staircase to the first floor. A panelled door opens into:

OPEN PLAN LOUNGE / DINER COMPRISING:

LIVING ROOM | Double glazed bay window to the front aspect, coved ceiling, fireplace with electric fire point, radiator. An archway opens to:

DINING ROOM | Coved ceiling, radiator, deep understairs storage cupboard. From the dining room a double glazed door opens into:

CONSERVATORY | A fantastic addition to this family home and offering a great reception supplementary reception space with a delightful outlook over the garden. This large conservatory has a pitched polycarbonate roof, double glazed windows to three sides with fan openers, double glazed French doors opening into the garden, radiator, power supply.

From the dining room, a door opens into:

KITCHEN | The kitchen is fitted with a range of cabinets in a beech effect finish with complementary brushed chrome door furniture to include wall and base cupboards incorporating a large corner cupboard and pull-out spice drawers, contrasting laminate worktops with tiled splashbacks and over counter lighting, inset composite sink unit, inset four ring Bosch induction hob with extractor hood above and Bosch fan assisted oven beneath. Integrated Bosch dishwasher and under counter fridge, radiator, double glazed window to the rear aspect with an outlook through the conservatory to the garden beyond. From the kitchen, a door opens to:

REAR LOBBY | Double glazed door to the rear garden with window to the side, door to WC & integral garage.

CLOAKROOM | Lavatory, wash hand basin, frosted double glazed window, radiator.

FIRST FLOOR

LANDING | Double glazed window to the side aspect, airing cupboard housing the gas central heating boiler.

BEDROOM ONE | Double glazed window to the front aspect with a superb view towards the Little Skirrid and the Blorenge, inbuilt wardrobes to one wall, radiator.

BEDROOM TWO | Double glazed window to the rear aspect with a view to the side towards the Deri, inbuilt wardrobes to one wall, radiator.

BEDROOM THREE | Double glazed window to the front aspect with a view towards the Little Skirrid and the Deri, radiator, large over stairs storage cupboard.

FAMILY SHOWER ROOM | Fitted with a white suite to include a corner shower cubicle, lavatory, wash hand basin, ladder towel radiator, frosted double glazed window, extractor fan, tiled walls and floor.

OUTSIDE

FRONT | The property is set back from the roadside and is approached via a block paved driveway providing off road parking for two to three medium size cars and access to an integral garage. The front garden encompasses a shaped corner flower bed border hosting heathers and lavender.

INTEGRAL GARAGE | Double vehicle doors, electric, lighting, gas meter, electricity consumer unit, space for washing machine, pedestrian door to the house.

REAR GARDEN | This landscaped rear garden has been perfectly arranged for ease of maintenance with a central paved terrace approached via a step from the patio and featuring an inset circular seating

area surrounded by stone chippings. The terrace has raised planted boxes providing structure and colour and is a wonderful place to sit and admire the view towards the Deri. External lighting, water tap.

GENERAL

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

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

Council Tax | Band E (Monmouthshire County Council)

EPC Rating | Band C

Flood Risk | No flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number WA642350. 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. Refer to local planning office.

Broadband | Standard, superfast and Ultrafast available. Refer to Ofcom.

Mobile network | Limited indoor coverage Refer to Ofcom.

Viewing Strictly by appointment with the Agents

T 01873 564424

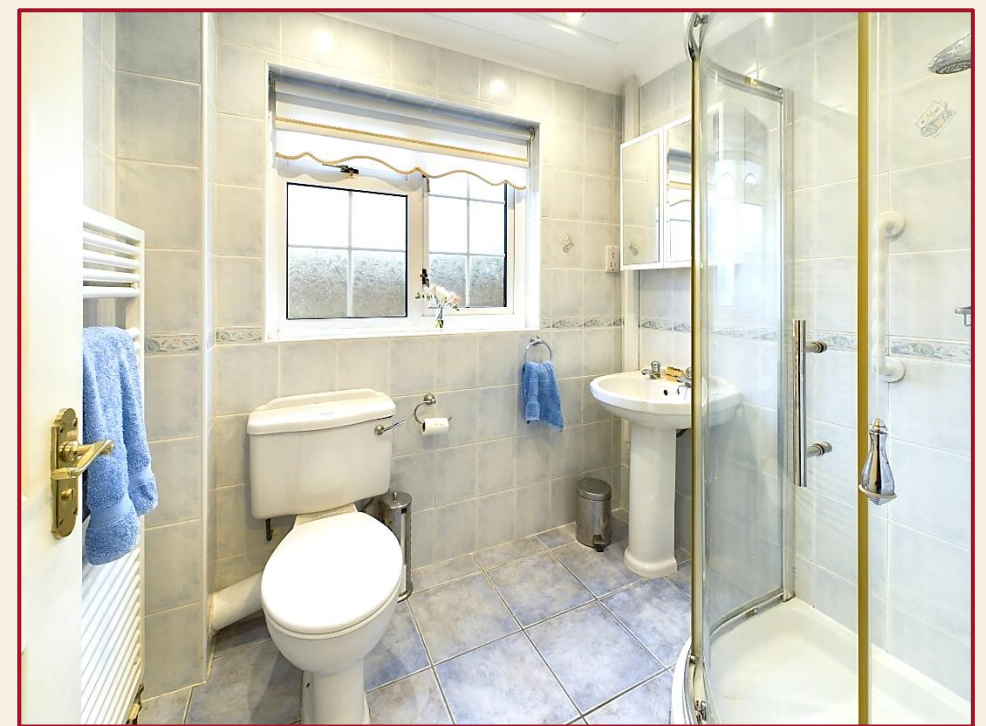
E abergavenny@taylorandcoproperty.co.uk

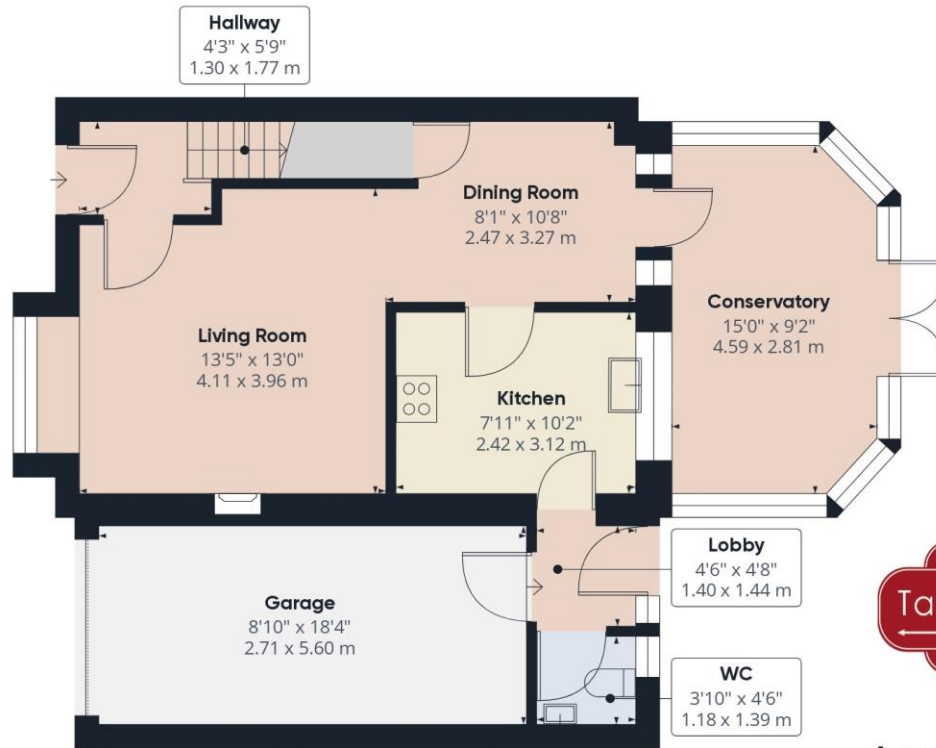
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GARDEN

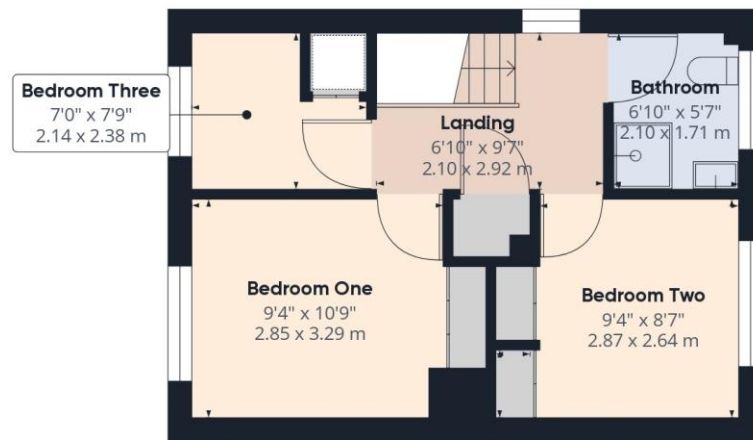








Floor 0



Floor 1



Approximate total area⁽¹⁾

1071.34 ft²

99.53 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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.