



Estate Agents

Taylor & Co

Abergavenny

Colby, Merthyr Road
Llanfoist, Abergavenny NP7 9LN

Asking Price
£350,000



Colby

Merthyr Road, Llanfoist, Abergavenny, Monmouthshire NP7 9LN

Two double bedroomed detached bungalow with splendid views towards the Bloreng, the Sugar Loaf and the Skirid Fawr
Generous plot offering scope for re-design and enlargement, subject to the necessary consent
Dual aspect living room | Kitchen / breakfast room | Conservatory
Two loft rooms | Modern white shower suite
Gardens to three sides | Carport & double garage | Extensive off road parking | No forward chain

In an attractive setting and occupying a generous plot with splendid views of the Bloreng, Sugar Loaf and the Skirid Fawr, this two double bedroomed detached bungalow is a self-build design project from the 1950's and this is the first time it is being made available for sale on the open market. For those seeking comfortable single level accommodation, this well-appointed bungalow would perfectly fit the bill, yet equally for buyers looking to add value, this property provides the opportunity for alteration and development into a larger family home, subject to the necessary consent.

Entered through a central hallway, there is a neat division of reception and bedroom accommodation to either side of the hall. A spacious dual aspect living room with a fireplace overlooks the garden to two sides, behind which is a fitted kitchen with space for appliances. A door leads from the kitchen into a triple aspect conservatory which has wall mounted electric heaters and doors opening onto a sun terrace to the side, making this a great space for dining and entertaining. The two bedrooms on the ground floor are served by a large, modern shower suite. From the hallway, an open tread staircase leads to the first floor and two loft rooms accessed off a central landing. These loft rooms were used as bedrooms by the family and whilst there is no consent in place for this use, both areas offer bonus space if required and have deep eaves storage cupboards within them.

Outside, the gardens are predominantly to the side and front, although there is a good size, underdeveloped section of garden to the rear. The bungalow has extensive off road parking, in addition to a carport and a double garage.

SITUATION | Situated within walking distance of the Monmouthshire & Brecon Canal and a woodland trail up to the summit of the Bloreng, this property is moments away by car from a Waitrose hypermarket and has good access to road links to the railway station, bus station and the national road network. Situated approximately 1 mile from the town centre, the area is particularly well served with schools for all ages, including the highly regarded Llanfoist Fawr Primary School in the village and for secondary education, King Henry VIII can be found in the centre of town.

Abergavenny is internationally favoured as a foodie haven as well as being an ideal base for professional and amateur leisure pursuits. For comprehensive leisure and shopping amenities, the town centre boasts many individual boutique style shops, eateries and restaurants, grocery and newsagent stores, supermarkets and many well-known high street shops.

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 just over two miles away whilst road links at the Hardwick roundabout give easy access to the motorway and "A" routes to Cwmbran, Newport, Cardiff, and Merthyr Tydfil and further afield to the M4 and the Midlands.

ACCOMMODATION

ENTRANCE HALLWAY | Part glazed timber entrance door with windows to either side, open tread staircase to the upper floor loft rooms, radiator, inbuilt cloaks cupboard.

DUAL ASPECT LIVING ROOM | Double glazed windows to the front and side aspects affording a view towards the Deri, coved ceiling, fireplace with open grate, wall light points, two radiators.

KITCHEN / BREAKFAST ROOM | Fitted with a range of wall and base cabinets with contrasting laminate worktops, inset double sink unit, electric cooker point with extractor hood above, inbuilt washing machine, space for full height fridge/freezer, double glazed windows to the rear and side aspects. A partly glazed door opens into:

CONSERVATORY | Pitched polycarbonate roof covering, double glazed windows to three sides with fan openers, double glazed doors to the front and side opening into the garden, wood style laminate flooring, two low level wall mounted electric radiators.

BEDROOM ACCOMMODATION

BEDROOM ONE | Double glazed window to the front aspect with a view towards the Deri and the Skirid Fawr, coved ceiling, wall light points, radiator.

BEDROOM TWO (currently used as a dining room) | Double glazed window to the rear aspect with a view towards the Bloreng, coved ceiling, radiator.

FAMILY SHOWER ROOM | Fitted with a modern white suite to include a shower enclosure with glass shower screen and electric shower unit, pedestal wash hand basin, lavatory, radiator, two frosted double glazed windows, coved ceiling, partly tiled walls.

FIRST FLOOR

The first floor has been converted by the owners into two rooms which have been used as bedrooms, but buyers are advised that the required consent is not in place for this use.

LANDING | Eaves storage, doors to loft rooms.

LOFT ROOM ONE | Double glazed window to the side aspect with a view towards the Little Skirrid, eaves storage cupboard, radiator.

LOFT ROOM TWO | Double glazed window to the side aspect with a view towards the Little Skirrid, deep eaves storage cupboard, radiator.

OUTSIDE

FRONT | The bungalow is set back from the roadside and is approached via a tarmac driveway providing extensive off-road parking facilities for several vehicles. The driveway leads to a set of steps to the front door and to the side to a:

CARPORT | Parking for one vehicle.

GARAGE 20' 8" x 10' 11" | Double vehicular doors, concrete floor, floor standing Worcester boiler, window at rear. To the side of the garage is an oil cylinder and access to the rear of property.

GARDENS | The gardens surround the bungalow to three sides with a lawned garden predominately to one side and the front. The property occupies a generous plot which hosts a large magnolia tree and attractive low stone walling enclosing flowerbed borders hosting cyclamen, heathers and herbaceous shrubbery.

A riven paved terrace to the front of the bungalow provides a perfect seating spot to enjoy distant mountain views towards the Skirrid Fawr, the Sgar Loaf and the Deri whilst at the rear, a vegetable garden has a bird's eye view towards the Bloreng. The rear of the property is mostly paved with deep flowerbed borders. The gardens are enclosed by a mixture of stone walling and fencing.

GARDENS



GENERAL

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

Services | Mains electric, water and drainage are connected. Oil central heating.

Council Tax | Band E (Monmouthshire County Council)

EPC Rating | Band TBC

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

Covenants | The property is not registered with HMLR and will undergo first registration as part of the conveyancing process.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property.

Broadband | According to Ofcom, standard, ultrafast and superfast broadband is available.

Mobile network | According to Ofcom there is limited indoor coverage.

Viewing Strictly by appointment with the Agents

T 01873 564424

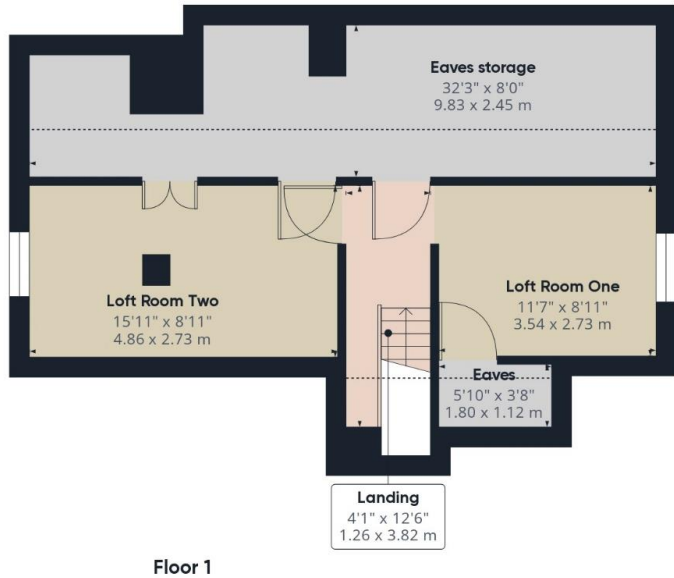
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Reference AB406









Approximate total area⁽¹⁾

1416.22 ft²
 131.57 m²

Reduced headroom

207.29 ft²
 19.26 m²

(1) Excluding balconies and terrace:

Reduced headroom
 Below 5 ft/1.5 m

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.

GIRAFFE360

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.