



Brecon Road
Abergavenny, NP7 5UG

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£140,000

Brecon Road

Abergavenny, Monmouthshire NP7 5UG

Grade II Listed two double bedroom split level first floor flat | Recently modernised throughout
Spacious open living room / kitchen / diner | White shower suite | Useful private ground floor entrance hallway
Residents off street parking area at the rear of the property | Walking distance to the high street, pubs & restaurants
Ideal first time buy | Long 999 year Lease and a Share of Freehold | No connected chain

Offering spacious accommodation, a modern kitchen and a white shower suite with electric heating, this unusual split level first floor flat enjoys ground floor access into a private, stone flagged hallway with a staircase leading to the first floor. With two double bedrooms and a generous open plan kitchen/living room/diner featuring a bay window to the front, this flat will also have a new 999 year lease plus a share of the freehold when the last remaining flat is sold. When parking is at a premium in the town, there is a residents' parking area at the rear, and the added benefit of no connected chain with the sale of this home.

SITUATION | This property enjoys a prime central setting within walking distance of the town centre and within easy access of doctors' and dentist surgeries, Linda Vista Gardens, the cricket ground, tennis and bowls clubs, as well as country walks along the River Usk and the Monmouthshire & Brecon Canal.

Abergavenny has a comprehensive range of shopping and leisure facilities, including a wide selection of individual boutique style shops, grocery and newsagent stores, a Waitrose store, a Tesco Metro, Aldi and many well-known high street shops. Abergavenny also hosts a market several times a week in its famous Market Hall. The town has its own cinema, theatre and leisure centre as well as several restaurants for evening entertainment.

Abergavenny railway station has regular services into central London via Newport, whilst road links at the Hardwick interchange give easy access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Newport, Cwmbran and Cardiff.

ACCOMMODATION

Pavement fronted and accessed via a communal entrance hall; a door opens into:

PRIVATE GROUND FLOOR ENTRANCE HALL | Stone flagged floor, staircase to the first floor.

SPLIT LEVEL LANDING | Door entry intercom system, airing cupboard housing hot water cylinder, electric consumer unit.

OPEN PLAN LIVING ROOM / KITCHEN | This spacious open plan reception room features a large bay window with three sash windows to the front aspect enjoying an outlook towards the Skirid Fawr, electric radiator, and carpeted floor to the living room area. The kitchen is fitted with a range of shaker style cabinets in a cream colour wash finish with contrasting wood style laminate worktops over and matching upstands, inset sink unit, inset hob with extractor above and single oven beneath, spot track to ceiling.

DOUBLE BEDROOM | Two double glazed windows to the rear aspect with a view towards the Bloreng, electric radiator.

DOUBLE BEDROOM | Sash window to the rear aspect with a view towards the Bloreng, electric radiator.

SHOWER ROOM | Fitted with a white suite to include a shower cubicle, vanity unit with wash hand basin, lavatory, obscured window, extractor fan, ladder towel radiator.

GENERAL

Tenure | We are informed the property is Leasehold with a new 999 year Lease being granted. When the last remaining flat is sold, the owners will be granted a Share of the Freehold.

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

Service Charge | Until the last remaining flat is sold, a service charge will be levied for the building development of £4,500 per year and this will be billed according to the square footage of the various flats so individual billing will be between £300 and £400 per year.

Council Tax | Not currently assessed (Monmouthshire County Council)

EPC Rating | Band E

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

Covenants | There are 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. But buyers are advised that the building at the rear of this property which adjoins the communal parking area, may be developed in the future.

Broadband | According to Openreach, fibre to the cabinet and a copper wire connection are available in the area.

Mobile network | According to Ofcom, there is likely indoor coverage for Three, and limited coverage for Vodafone, O2 & EE.

Viewing Strictly by appointment with the Agents

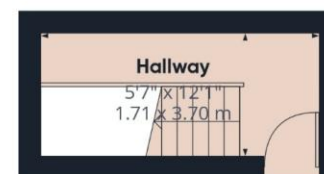
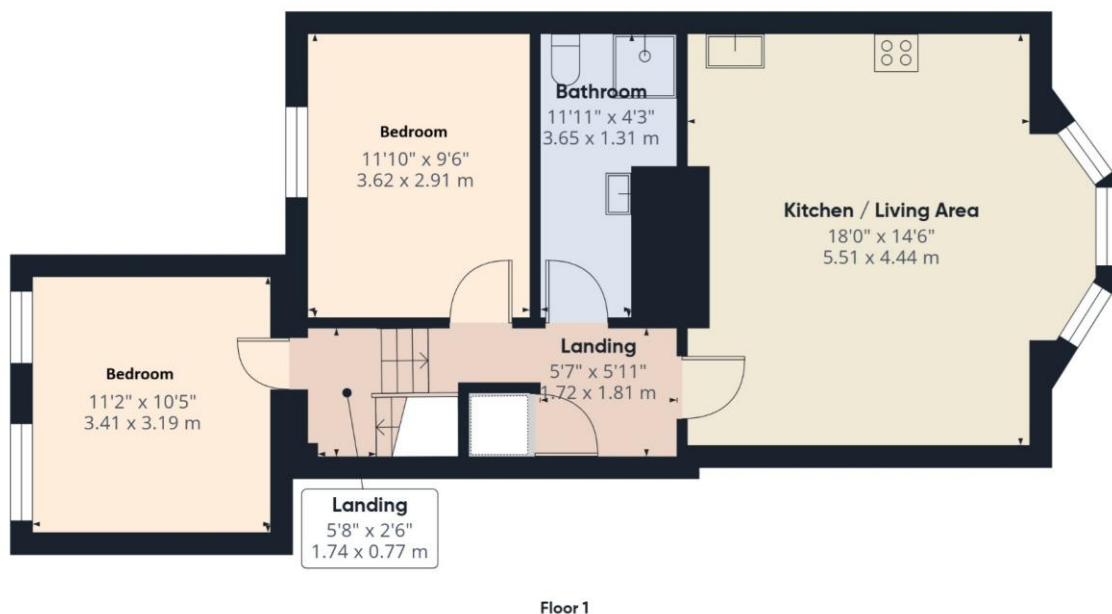
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Floor 0



Approximate total area⁽¹⁾

710 ft²
 66 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.