



Croesonen Parc  
Abergavenny NP7 6PG

Estate Agents  
**Taylor & Co**  
Abergavenny

Asking Price  
**£344,950**

# Croesonen Parc

Abergavenny, Monmouthshire NP7 6PG

A beautifully presented link detached family home situated in a perennially popular residential neighbourhood conveniently located for access to the town centre, bus routes and schools | Sitting Room with large bow window | Separate Dining Room | Attractive recently fitted kitchen | Ground floor toilet | Three bedrooms | First floor modern bathroom including an overbath shower | Gas central heating | Double glazing | Driveway & separate garage | Larger than average rear garden with paved sitting area | No chain involved

This attractive and beautifully presented link detached family home occupies a small cul-de-sac setting in an enduringly popular and well-established location on the outskirts of the town centre. Favoured for its convenient location and ease of access to parks, schools, and bus routes, Croesonen Parc is a highly sought after location.

This superbly presented and comfortable family home provides light and airy accommodation that has recently been upgraded and improved and includes a small hallway, spacious sitting room with bow window, adjoining dining room with door opening to the garden, a modern recently fitted kitchen with built in oven & hob plus a ground floor toilet. To the first floor are three bedrooms each with built in wardrobes and served by a modern recently refurbished bathroom suite including an overbath shower.

The property enjoys a much larger than average plot with access to the rear

between the garage and the house. The rear garden is fully enclosed, laid principally to lawn and includes a paved sitting area with separate gravelled areas, flower/shrub beds and rockery whilst at the front there is a further area of enclosed garden and a driveway for off street parking in addition to the garage. This family home benefits from double glazing and gas central heating via a modern combination boiler and is offered to the market with no onward chain.

**SITUATION** | The property is situated in a favoured residential setting within easy access of the centre of Abergavenny. This 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 delights.

The town is particularly well served by popular schools for all ages at both primary and secondary level with the nearest primary school being within walking distance in a neighbouring road. Schools in the private sector are also accessible 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**

#### **GROUND FLOOR ACCOMMODATION COMPRISES: -**

Entrance Hall  
Sitting Room  
Kitchen/Dining Room  
Ground Floor Toilet

#### **THE FIRST FLOOR ACCOMMODATION COMPRISES: -**

Landing  
Bedroom One  
Bedroom Two  
Bedroom Three  
Family Bathroom

### **OUTSIDE**

**FRONT** | From the cul de sac the property opens onto a concrete/gravelled driveway providing off road parking facilities and leading to the garage. A

gated pathway between the house and garage leads to the rear and the remainder of the front garden is lawned behind a low brick wall.

**GARAGE** | With up and over door from the driveway, wall cupboards, electric points and light, personal door to the garden.

**REAR GARDEN** | A pathway extends along the rear of the property and also leads to a paved sitting area at the far end. The entire garden is enclosed by fenced borders and includes a lawn, flower/shrub beds and a small rockery.

### **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** | No flood risk from rivers or surface water according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Number WA838765. We are not aware of any 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** | Fibre to the cabinet and copper wire connection available to the property according to Openreach.

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

**Viewing Strictly by appointment with the Agents**

**T** 01873 564424

**E**

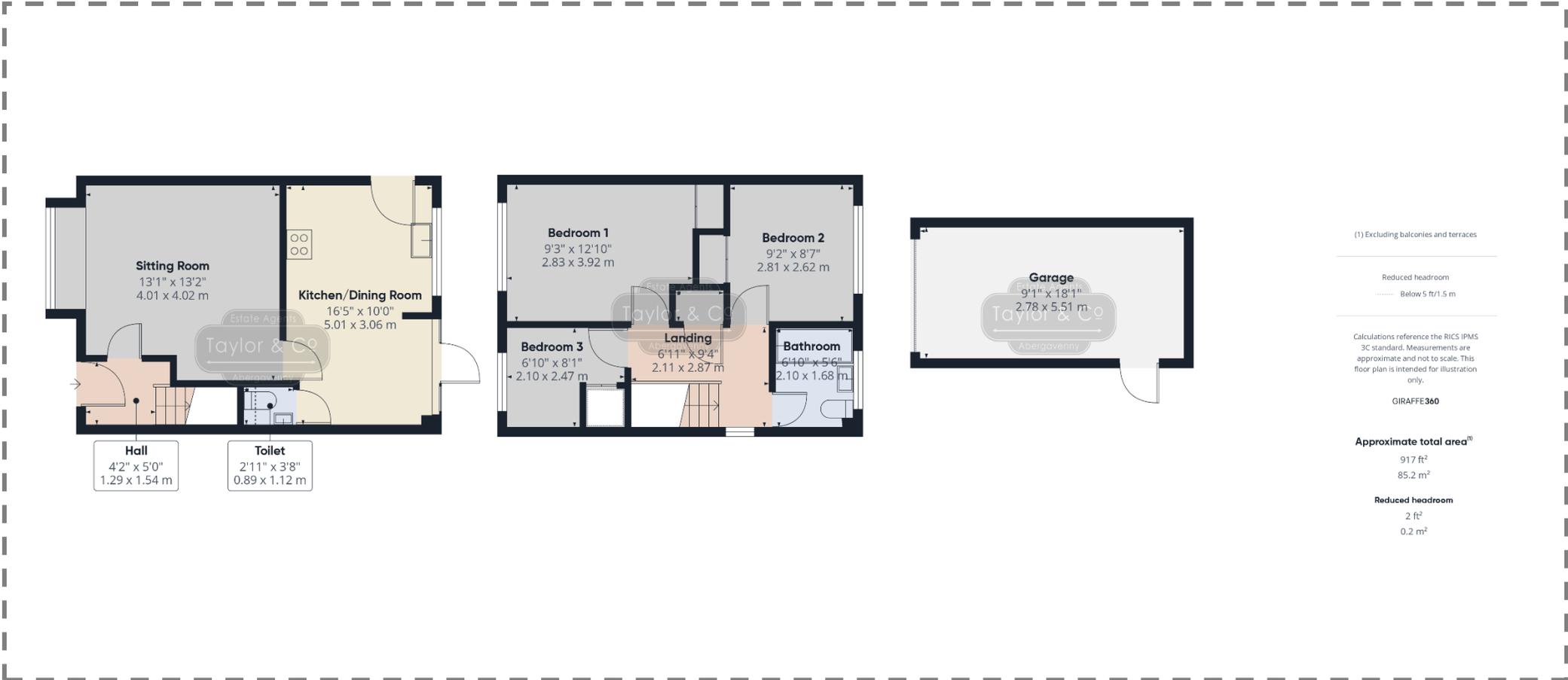
abergavenny@taylorandcoproperty.co.uk

**Reference** AB535









(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.

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**Approximate total area<sup>(1)</sup>**  
 917 ft<sup>2</sup>  
 85.2 m<sup>2</sup>

**Reduced headroom**  
 2 ft<sup>2</sup>  
 0.2 m<sup>2</sup>

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; if 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.