

**14 Dragon Lane, Govilon, Abergavenny. NP7**

**9PG**

**£239,950**

**Tenure Freehold**

- MID TERRACE PROPERTY
- THREE BEDROOMS
- FRONT AND REAR GARDENS
- POPULAR RESIDENTIAL LOCATION
- MULTIPLE UPGRADES IN RECENT YEARS
- LOUNGE / DINING ROOM

Situated in a popular residential location, new to the market is this three bed mid terrace property. The property comprises, entrance hall with built in storage cupboard and benches, leading to a modern fitted kitchen with a variety of wall and base units, integral oven, hob and dishwasher. A 21ft living / dining room with window to front elevation and patio doors leading to rear garden. To the first floor three bedrooms and a three piece family bathroom with shower over bath. A cupboard providing storage also housing the boiler.

To the outside the property benefits from a rear garden mostly paved with artificial grass for easy maintenance and a small front garden.

Viewing is highly recommended to fully appreciate.

Govilon is a popular residential village which benefits from having a convenience shop, village pub, canal, football pitch and children's park. The property is approximately 3 miles from the popular market town of Abergavenny which has a number of primary schools and a secondary school. The town centre offers all necessary amenities such as doctors and dentist surgeries, a choice of supermarkets, independent shops, butchers, cafes, restaurants and pubs as well as its own cinema and library. The town is also the perfect commuters town as it provides ample travel with the train and bus station and is close to all major road links.

Services:

Main gas, electric, water and drainage.

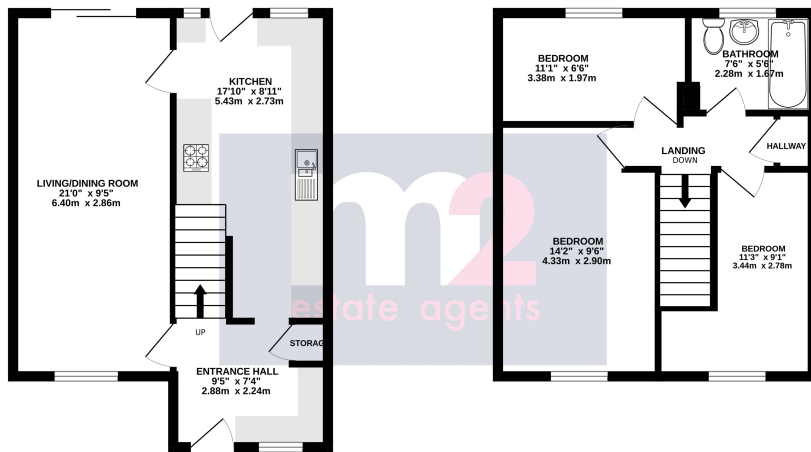
Council Tax Band:

Band D

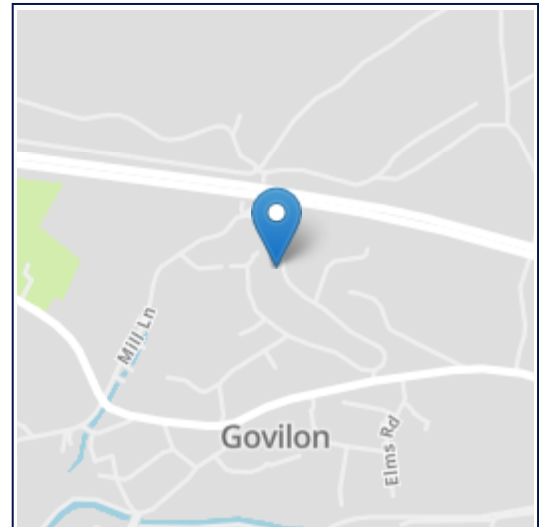


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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