



11 Glan Gavenny, Abergavenny. NP7 6NQ
£425,000
Tenure Freehold

- DETACHED FAMILY HOME
- KITCHEN / DINING ROOM
- UTILITY ROOM
- CONSERVATORY TO THE REAR

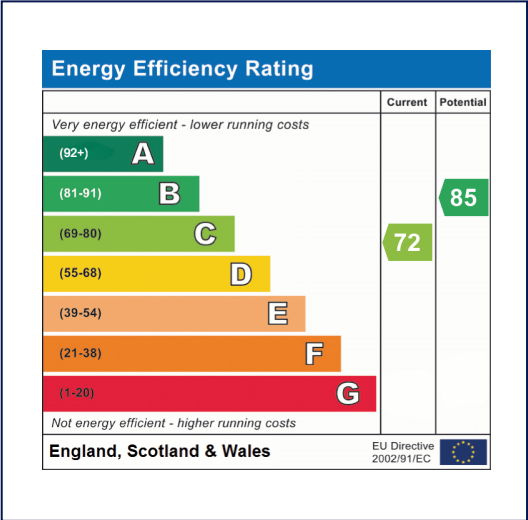
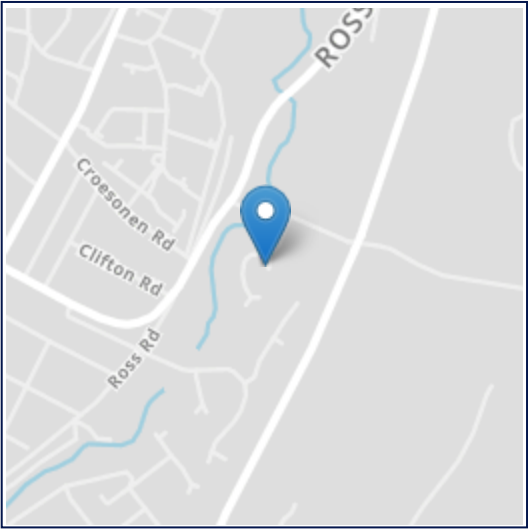
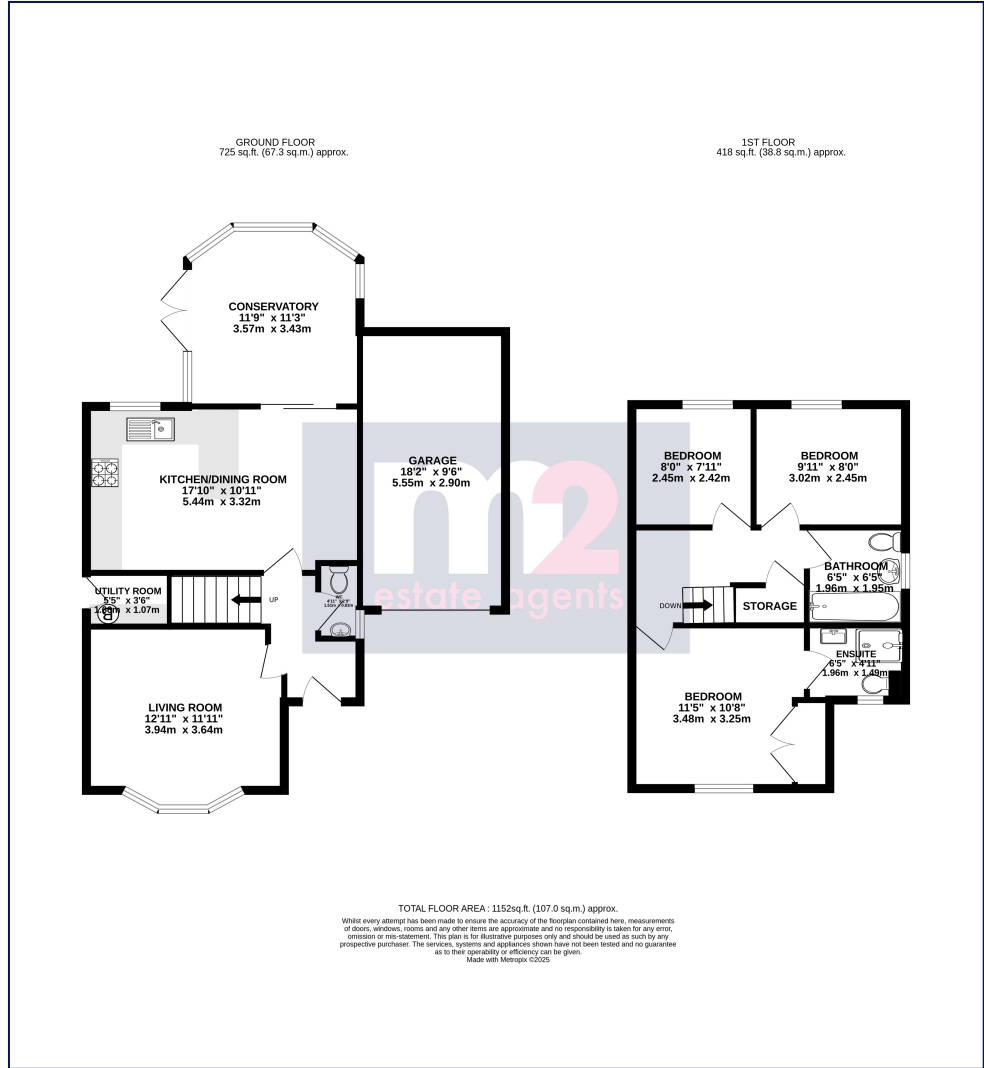
- THREE BEDROOMS
- MASTER EN-SUITE
- DRIVEWAY AND GARAGE
- BEAUTIFULLY PRESENTED THROUGHOUT

Located on the highly sought after "Glan Gavenny" development just a short distance from the town centre, this immaculate three bedroom detached home sitting on a good size corner plot offers family size accommodation comprising: Entrance hall, cloakroom, living room with bay window, open plan kitchen/dining room, utility room with side entrance and a conservatory to the rear. To the first floor a master bedroom with luxury En-suite shower room, two further bedrooms, a three piece family bathroom with shower over bath. The home is complimented by Gas central heating, combination boiler installed in September 2024. The property benefits from Upvc double glazing throughout. To the outside at the front there is a driveway with parking space for one car fronting a single garage and a paved area allowing further parking for and additional 2 or 3 cars. The rear garden is private with a raised deck and pergola over, and a lawned area beyond with mature shrubs.

The property is conveniently situated on a small cul-de-sac development with children's play park, conveniently situated for Abergavenny Town Centre with a choice of primary schools and a secondary school. The town centre offers all necessary amenities such as doctors and dentist surgeries, a number 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 accommodates a bus and train station. Easy access to all major road links. It is also an extremely picturesque town well known for its walks and bike trails through the mountains and along the river Usk and Monmouthshire and Brecon Canal.

Viewing is highly recommended to fully appreciate.

- Services:
- Mains Gas, electricity, water and drainage.
 - Council Tax Band:
 - Band E.



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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