



30 Croesonen Gardens, Abergavenny. NP7

6BJ

£540,000

Tenure Freehold

- **FOUR BEDROOMED DETACHED HOUSE**
- **LARGER THAN AVERAGE ACCOMMODATION**
- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **CONTEMPORARY KITCHEN/DINING ROOM**
- **DOUBLE GARAGE & OFF ROAD PARKING**
- **HIGHLY SOUGHT AFTER LOCATION**
- **LANDSCAPED AND ENCLOSED REAR GARDEN**
- **IDEALLY SITUATED NEAR ABERGAVENNY TOWN.**

Located at the entrance of a cul-de-sac on the highly sought after Croesonen Gardens development, this excellent size Four Bedroomed Detached Residence is beautifully presented throughout and offers spacious family size accommodation comprising: Entrance Hall, spacious living room with Gas fire. An L Shaped Kitchen/Dinning Room, Utility Room and ground floor WC. To the first floor, Four Bedrooms and Family Bathroom to the first floor with the Master Bedroom having an En-Suite Shower Room. The home is complimented throughout by Gas Central Heating, Upvc Double Glazing , integrated kitchen appliances and fitted wardrobes to three of the bedrooms. To the outside of the property at the front there is a low maintenance garden, gated driveway fronting a large double garage with powered roller shutter door. The rear garden is landscaped with patio to the foreground, lawn beyond with mature shrubs and trees. Early Viewing is Highly Recommended!

The property is just 1.2miles from Abergavenny Town Centre. Abergavenny has 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 provides ample travel with the train and bus station and is close to all major road links. It is also an extremely picturesque town well known for its walks and bike trails through the mountains, along the river Usk.

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

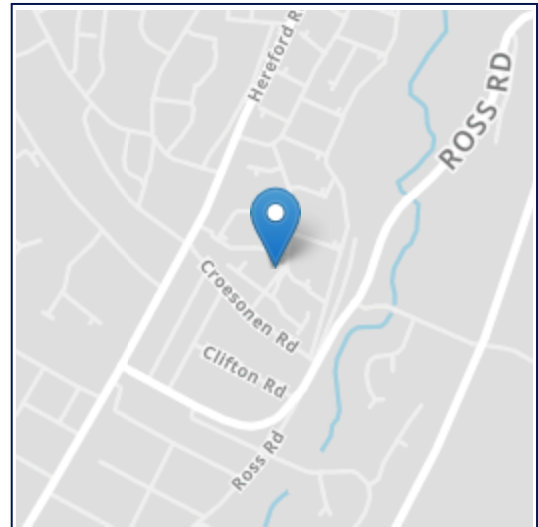


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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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