

15 Park Avenue, Abergavenny. NP7 5SG
£305,000
Tenure Freehold

- SEMI DETACHED PROPERTY
- TOWN CENTRE LOCATION
- OPPOSITE BAILEY PARK
- MODERNISATION REQUIRED
- POTENTIAL TO EXTEND
- EXTENSIVE REAR GARDEN
- THREE BEDROOMS
- DETACHED GARAGE

Situated opposite Bailey Park and just a short walk from the town centre and all it's amenities, this traditional Three Bedroomed Semi Detached House offers accommodation comprising: Hallway, Lounge, Dining Room, Conservatory, Kitchen and Ground Floor W/C, Three Bedrooms and Bathroom to the first floor. Whilst the property requires some modernisation there is huge potential including space to extend subject to planning permission. The house already has Double Glazing and Gas central Heating, and other benefits with this property are the off road parking for at least 3 cars, a Detached Garage and a truly extensive rear garden. No Onward Chain!

The property is 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 terminus and train 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 and along the river Usk.

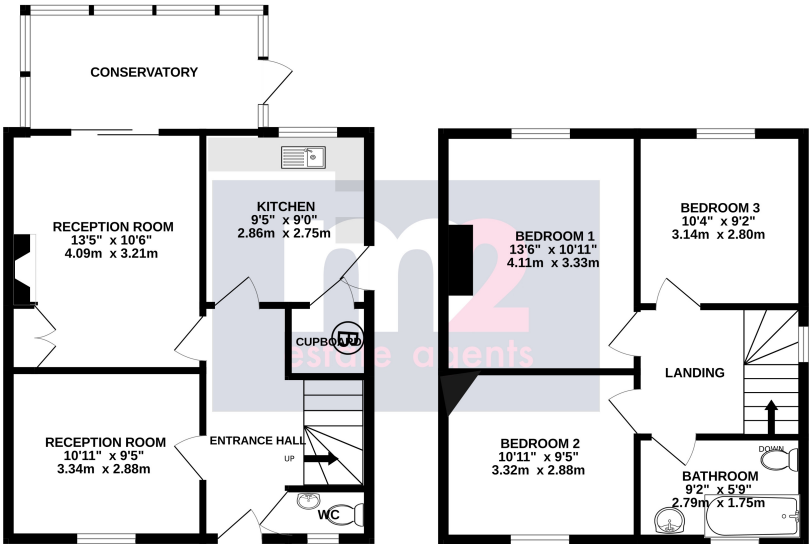
Viewing is highly recommended to fully appreciate the plot size of the property.

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

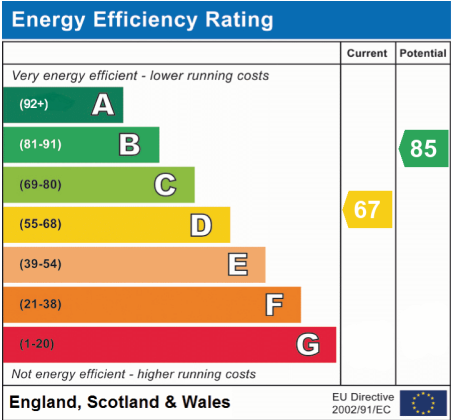
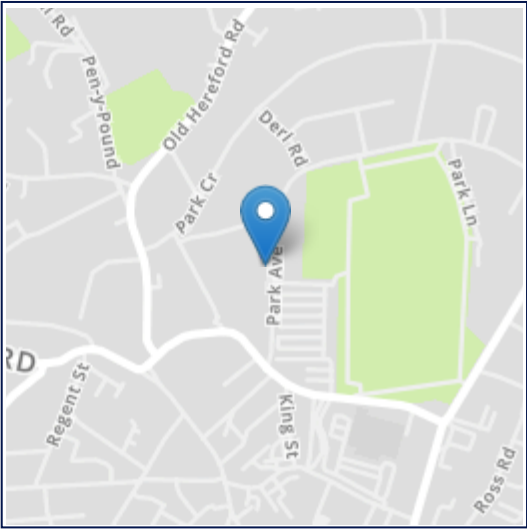


GROUND FLOOR
552 sq.ft. (51.2 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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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