

**2 Glandwr Cottages, Pandy, Abergavenny.
NP7 8DP
£249,000
Tenure Freehold**

- MID TERRACE COTTAGE
- IMMACULATELY PRESENTED
- OIL FIRED CENTRAL HEATING
- EXCELLENT FIRST TIME PURCHASE
- THREE BEDROOMS
- FRONT & REAR GARDENS
- EDGE OF VILLAGE LOCATION
- EARLY VIEWING RECOMMENDED

Located in the popular village of Pandy between Abergavenny and Hereford, this beautifully presented mid terrace three bedroomed cottage would be an ideal purchase for a young family or first time buyers. This well presented home which backs on to open farmland offers accommodation comprising: living room with log burner, kitchen/ dining room leading to utility room, and ground floor bathroom. To the first floor two double bedrooms and further single bedroom. The property benefits from oil fired central heating, double glazing and mature gardens to front and rear. There is on street parking near the property and early viewing is strongly recommended.

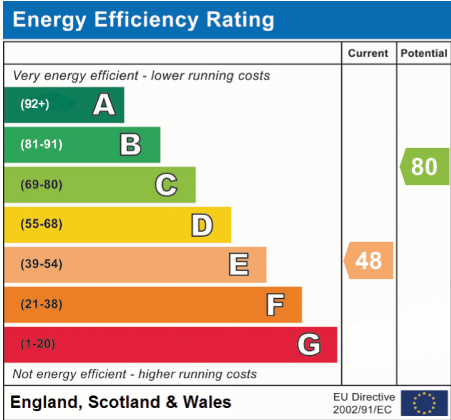
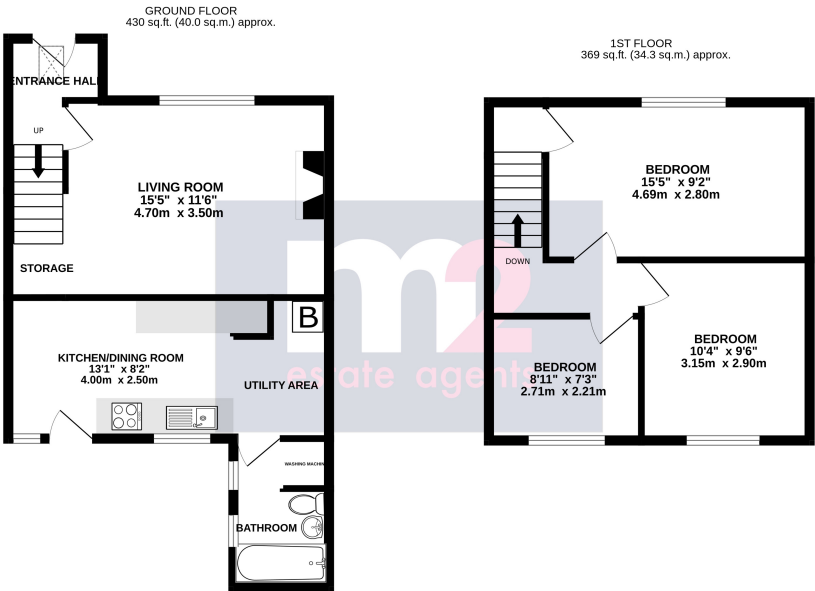
The vilage of Pandy is a popular residential village which benefits from having a village pub, primary school and children's park. The property is approximately six miles from the popular market town of Abergavenny which has a number of primary schools and a secondary school. The town centre offers all 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:

Oil fired central heating, mains electricity, water and drainage.

Council Tax Band:

Band C.



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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