



**4 New Houses, Pant Lane, Abergavenny. NP7
5DW
£235,000
Tenure Freehold**

- END TERRACED PROPERTY
- ENCLOSED REAR COURT YARD
- TWO DOUBLE BEDROOMS
- RECENTLY RENOVATED THROUGHOUT
- DOUBLE GLAZED THROUGHOUT
- WALKING DISTANCE TO TOWN CENTRE
- NO ONWARD CHAIN
- VIEWS OF BLORANGE MOUNTAIN

Situated within walking distance of Abergavenny town centre, recently renovated throughout this end terrace property comprises, entrance hall leading to a spacious living room, kitchen / breakfast room with large storage cupboards and rear external door. To the first floor two double bedrooms, the rear bedroom having a beautiful view of the Blorange mountain. A three piece family bathroom with shower over bath. To the the rear of the property an enclosed rear yard with brick storage shed. The property is just a two minute walk to Linda Vista Gardens and Castle Meadows.

The property has recently been refurbished throughout by the current owner, making it an ideal investment / first time buyers property, with no onward chain.

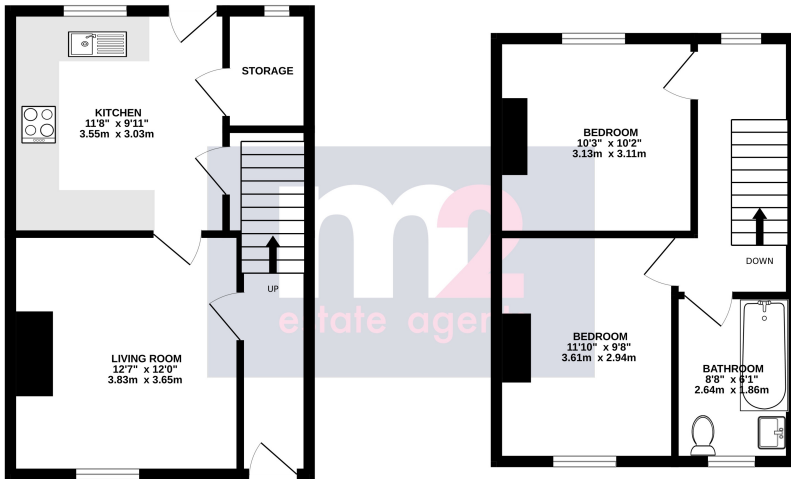
Conveniently situated for Abergavenny Town Centre with a choice of primary schools and a secondary school. The town centre offers all necessary amenities such as doctors and dentist surgeries, a number of supermarkets, independent shops, butchers, cafes, restaurants and pubs as well as its own cinema and library. The town is also the perfect commuters town as it 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 and along the river Usk.

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

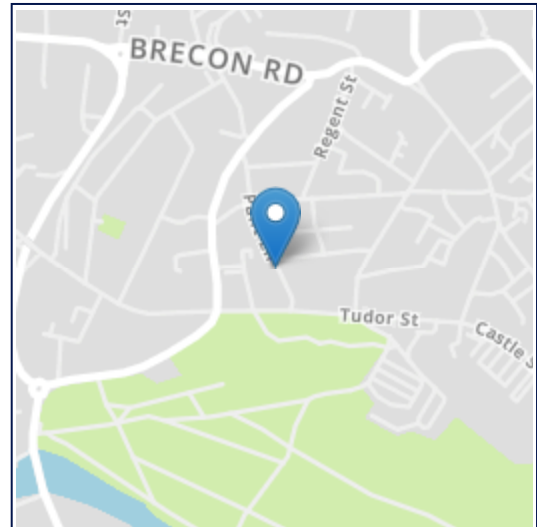


GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 699 sq.ft. (64.9 sq.m.) approx.
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	86
(69-80)	C	
(55-68)	D	62
(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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