



13 St Ronans Close, Abergavenny. NP7 5HS
£369,950
Tenure Freehold

- SEMI-DETACHED PROPERTY
- GARAGE AND DRIVEWAY
- FIRST FLOOR BATHROOM & GROUND FLOOR WC
- THREE BEDROOMS
- NO ONWARD CHAIN
- WALKING DISTANCE TO ABERGAVENNY TRAIN STATION

Located close to the town centre and within a short distance of the railway station is this well presented Three Bedroom Semi-Detached Dormer Style House that offers spacious family size accommodation by way of: Hall, Lounge, Dining Room, Fitted Kitchen, Cloakroom, Three Bedrooms and Bathroom to the first floor. The home benefits from: Gas Central Heating via a new combination boiler, Upvc Double Glazing, and Fibre Broadband to the outside of the property. Outside there are front and rear gardens, a driveway and garage. The current owner has made many updates to the property in recent years including new windows, new electric garage door, loft insulation, boarded with a fitted pull down ladder to name a few.

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.

Viewing is highly recommended to fully appreciate.

Services:

Mains Gas, electric water and drainage.

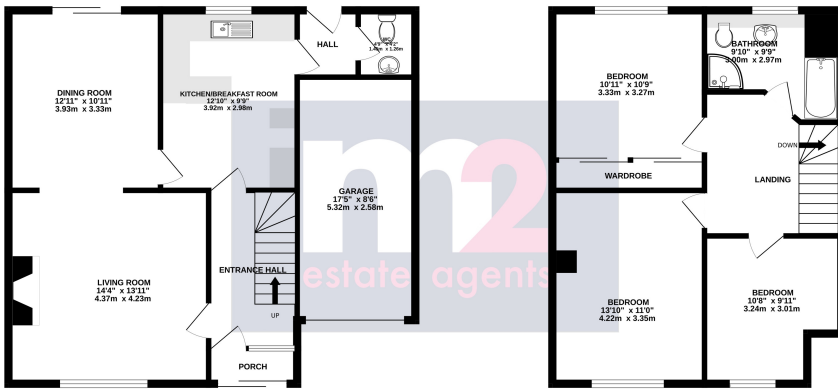
Council Tax Band:

Band E.

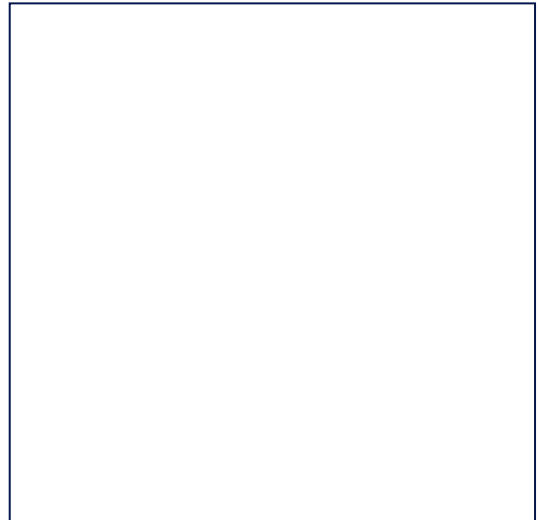


GROUND FLOOR

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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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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

I/We acknowledge that I/we have read and understand your terms letter and that these property (13 St Ronans Close, NP7 5HS) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____