



2 Glan Gavenny, Abergavenny. NP7 6NQ
Offers Over £450,000
Tenure Freehold

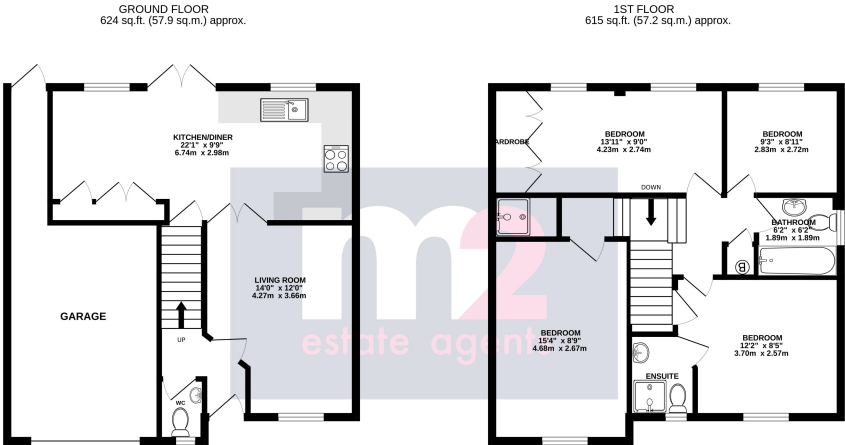
- LINK DETACHED PROPERTY
- LARGE REAR GARDEN
- WELL PRESENTED THROUGHOUT
- SPACIOUS FAMILY SIZE ACCOMMODATION
- FOUR DOUBLE BEDROOMS
- GARAGE AND DRIVEWAY
- EARLY VIEWING RECOMMENDED
- CUL - DE - SAC LOCATION

Situated on the popular Glan Gavenny development close to Abergavenny town and yet in a semi-rural location, we are delighted to offer for sale this extended link detached house. The property comprises, entrance hall with stairs leading to first floor, living room, spacious kitchen / dining room with French doors leading to the rear garden and a ground floor WC. To the first floor, four double bedrooms, with master en-suite shower room. A three piece family bathroom with shower over bath. The home is well presented throughout and offers excellent size family accommodation throughout. Benefits include double glazing, gas central heating, integrated kitchen appliances, off road parking currently for two cars though could be extended to accommodate three, single garage and an excellent size rear garden with bar and views of surrounding mountains. Early Viewing is Highly Recommended!

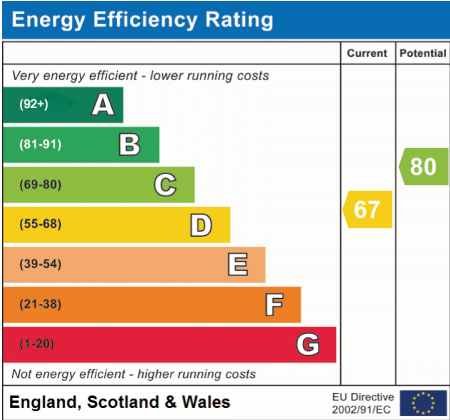
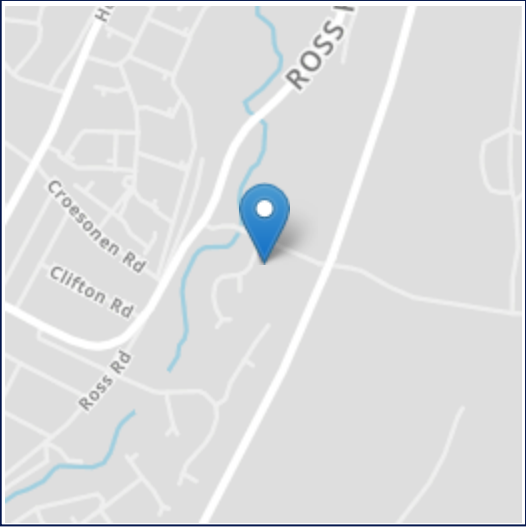
The property is conveniently situated on a small cul-de-sac development with children's play park, conveniently situated for Abergavenny Town Centre with a choice of primary schools and a secondary school. The town centre offers all necessary amenities such as doctors and dentist surgeries, a number 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 and train station. Easy access 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 and Monmouthshire and Brecon Canal.

Viewing is highly recommended to fully appreciate.

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



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.

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