



10 Regent Street, Abergavenny. NP7 5BP
£249,950
Tenure Freehold

- **DETACHED TOWN CENTRE HOME**
- **2 DOUBLE BEDROOMS**
- **OFF ROAD PARKING FOR SEVERAL VEHICLES**

- **GAS CENTRAL HEATING**
- **OFFERED WITH VACANT POSSESSION**
- **GROUND FLOOR WET ROOM & FIRST FLOOR BATHROOM**

M2 are delighted to offer this unique Two Double Bedroomed Detached House, set back from the road and within easy reach of the town centre. The layout comprises to the Ground Floor: Entrance Vestibule with access off to Sitting room which has an adjoining Wet Room due to being previously utilised as a ground floor bedroom. There is also a very good size Kitchen/Diner with island unit and fitted units. To the first floor of the property there are Two Double Bedrooms and a Family Bathroom. The home has Gas Central Heating and off road parking at the front for 2/3 cars. Offered with Vacant Possession!

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, along the river Usk.

Services:

Mains Gas, electricity, water and drainage

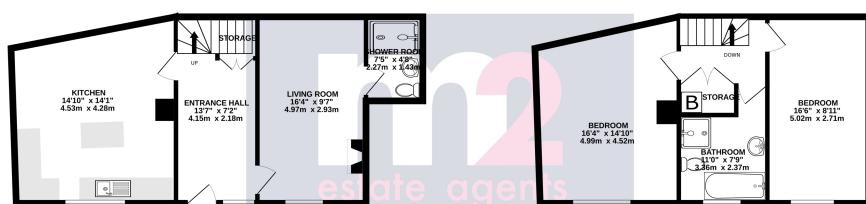
Council Tax Band:

Band C.

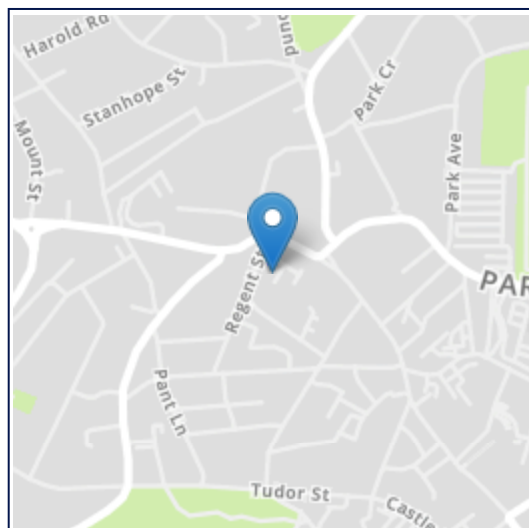


GROUND FLOOR

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 symbols, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac 12/2014



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	88
(69-80)	C	
(55-68)	D	69
(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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