



9 Mount Street, Abergavenny. NP7 7DT
£269,950
Tenure Freehold

- **DETACHED PROPERTY**
- **UTILITY ROOM**
- **TWO DOUBLE BEDROOMS**
- **NO ONWARD CHAIN**
- **WEST FACING REAR GARDEN**
- **VIEWS OF BLORENGE MOUNTAIN**

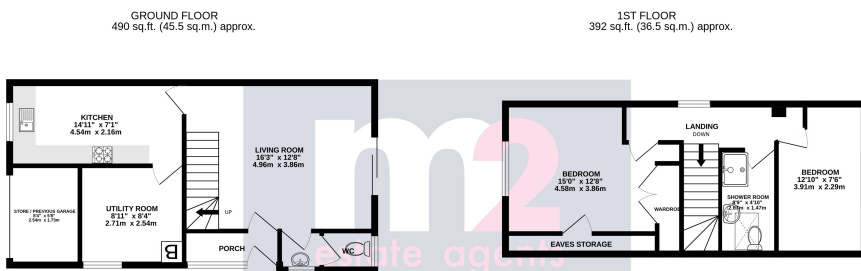
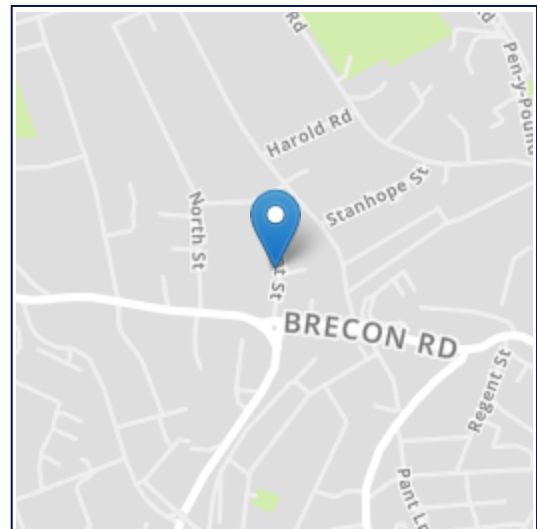
Situated within walking distance of Abergavenny town Centre. This two double bedroom detached property comprises, entrance porch leading to a good sized living area, fitted kitchen / breakfast room. Utility room and ground floor WC. To the first floor two double bedrooms and shower room. Entered through an up an over garage door a store room at the front of the property. To the rear of the property a west facing garden with seating areas and views of the Bloreng mountain. The property has a newly installed boiler of January this year.

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,



Council Tax Band:

Band E.



TOTAL FLOOR AREA: 906sq.ft. (84.2 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		81
(69-80) C		
(55-68) D	65	
(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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