



13 Belmont Road, Abergavenny. NP7 5HN
£375,000
Tenure Freehold

- **WELL PRESENTED DETACHED FAMILY HOME**
- **TWO RECEPTION ROOMS**
- **GARAGE & DRIVEWAY**
- **GROUND FLOOR WC**
- **GAS CENTRAL HEATING & DOUBLE GLAZING**
- **THREE BEDROOMS**
- **PRIME LOCATION NEAR TOWN CENTRE**
- **ENCLOSED GARDEN TO REAR**

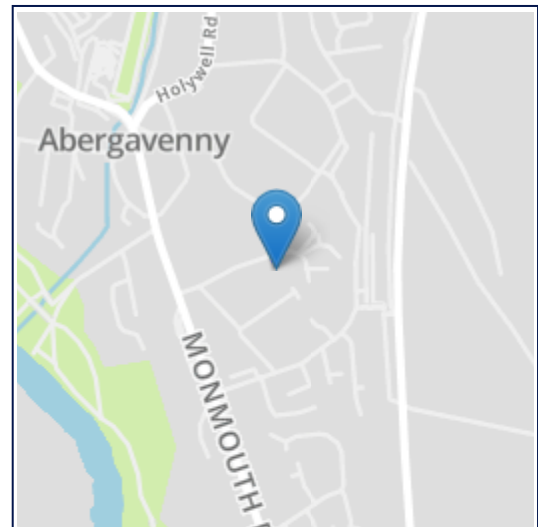
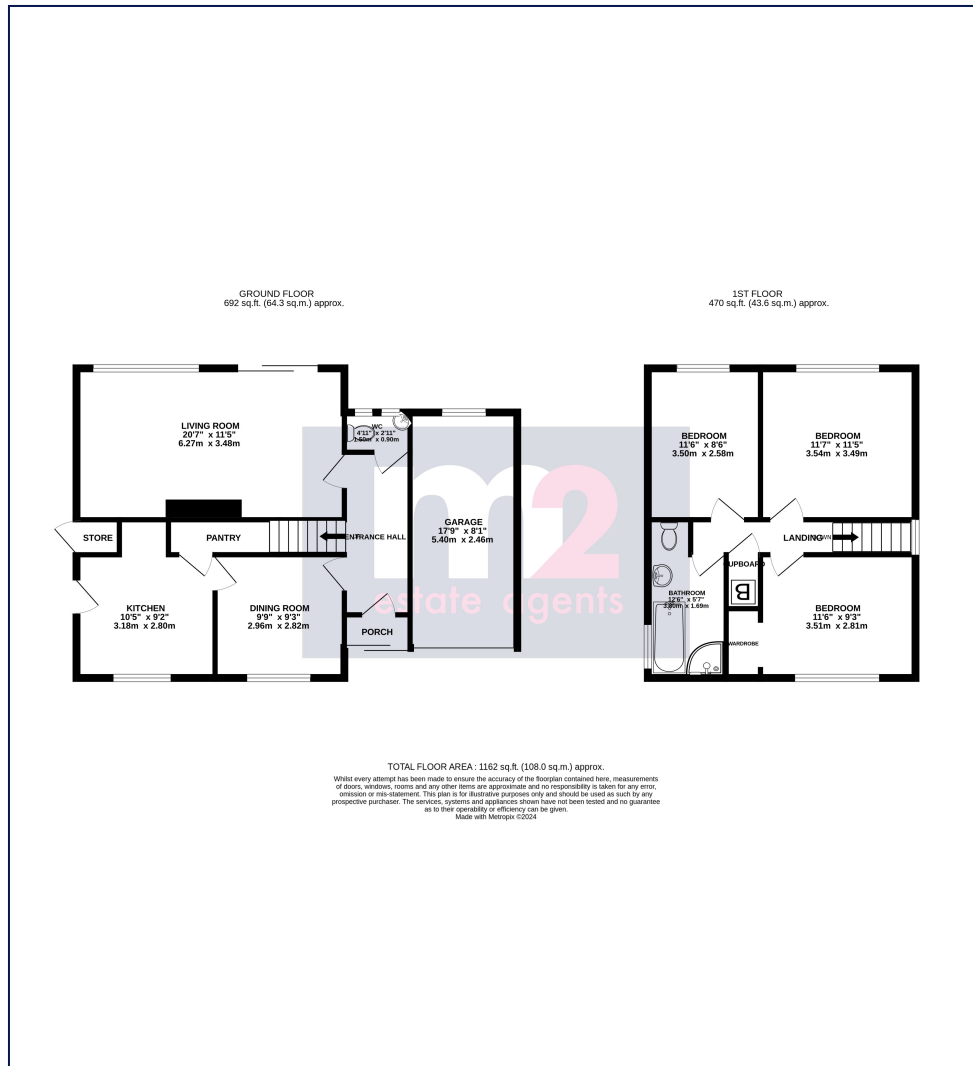
Situated in a prime location just a short distance from Abergavenny town centre and the railway station, this well presented Three Bedroomed Detached House offers family size accommodation comprising: Entrance Hall, Cloakroom, Rear aspect Lounge, Fitted Kitchen, Three Bedrooms and Bathroom to the first floor. This home is well presented throughout and is complimented by Upvc Double Glazing and Gas Central Heating via a Combination boiler. To the outside at the front there is a driveway fronting a single garage with garden to one side, and at the rear overlooked by French doors off the lounge is an extensive well tended mature garden with lawns, a patio, vegetable patch, a summerhouse and pergola covered seating area. The house is located in a no-thru road with residents only parking. Early Viewing is Strongly Recommended.

Services:

Mains gas, electric, water and drainage.

Council Tax Band:

Band F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(69-80)	C	73
(55-68)	D	
(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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