



**46 The Newlands, Mardy, Abergavenny. NP7
6HJ
£329,950
Tenure Freehold**

- **DETACHED PROPERTY**
- **THREE BEDROOMS**
- **LIVING / DINING ROOM**
- **FIRST FLOOR BATHROOM**
- **CORNER PLOT**
- **GARAGE AND DRIVEWAY**

Located approximately one mile away from Abergavenny town centre in a sought after location and positioned on a corner plot, this Three Bedroomed Detached House offers accommodation comprising: Entrance Hall, Lounge/Dining Room, Kitchen, Three Bedrooms and Bathroom to the first floor. The property is complimented by gas central heating and double glazing. To the outside at the front is a driveway with parking for 2 cars fronting a single garage. The front garden sweeps around to one side of the house and this section offers the ideal location for a vegetable garden if required. Another lawned garden with mature shrubs and patio area at the rear offers a private area to relax. Being well presented throughout, early interest is recommended.

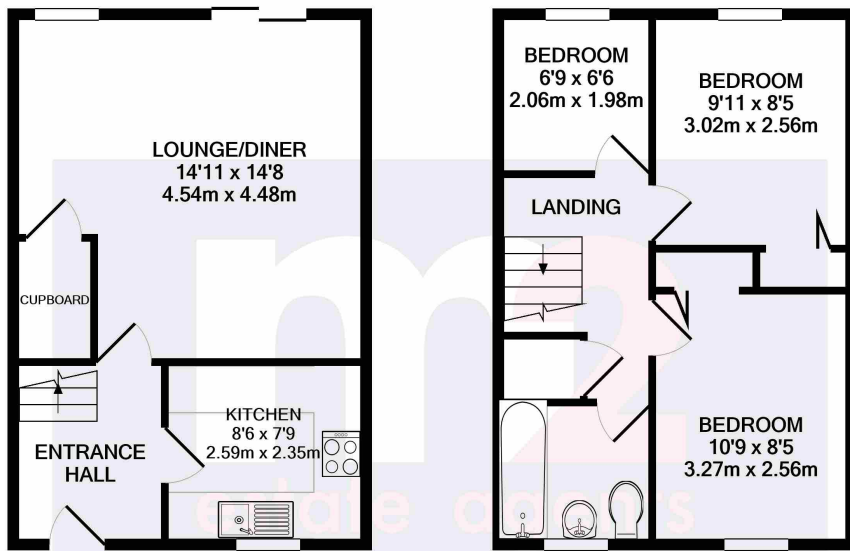
Situated in a quiet, residential area just approximately one mile from Abergavenny Town Centre. A choice of primary schools and a secondary school. The town centre offers all necessary amenities such as doctors and dentist surgeries, a number of supermarkets, independent shops, butchers, cafes, restaurants 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 award winning 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:

D



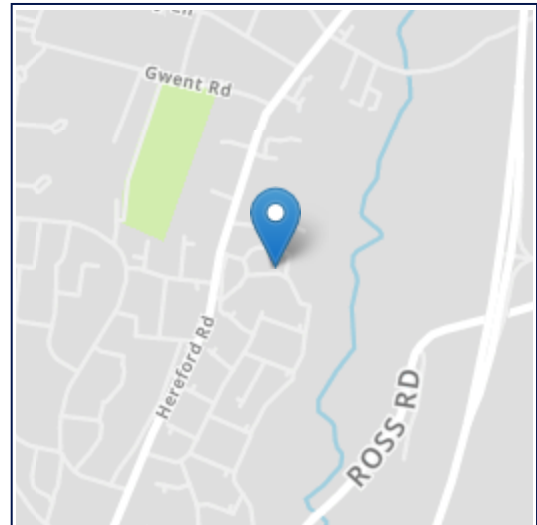
GROUND FLOOR
APPROX. FLOOR AREA 334 SQ.FT. (31.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 334 SQ.FT. (31.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 668 SQ.FT. (62.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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.

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 (46 The Newlands, Abergavenny, NP7 6HJ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____