



## Rose Cottage, Mardy, Abergavenny, NP7 6LA

Three Bedroom End Terrace Cottage.

Guide Price of  
**£320,000**



# Rose Cottage, Mardy, Abergavenny, NP7 6LA.

## Overview

- End Terrace Property
- Three Bedrooms
- Two Reception Rooms
- Further Loft Room
- Gas Central Heating
- Double Glazing
- Long Rear Garden
- Modernised Throughout
- Close to Local Amenities



A well-presented and generously proportioned cottage-style property, benefiting from a long and attractive rear garden.

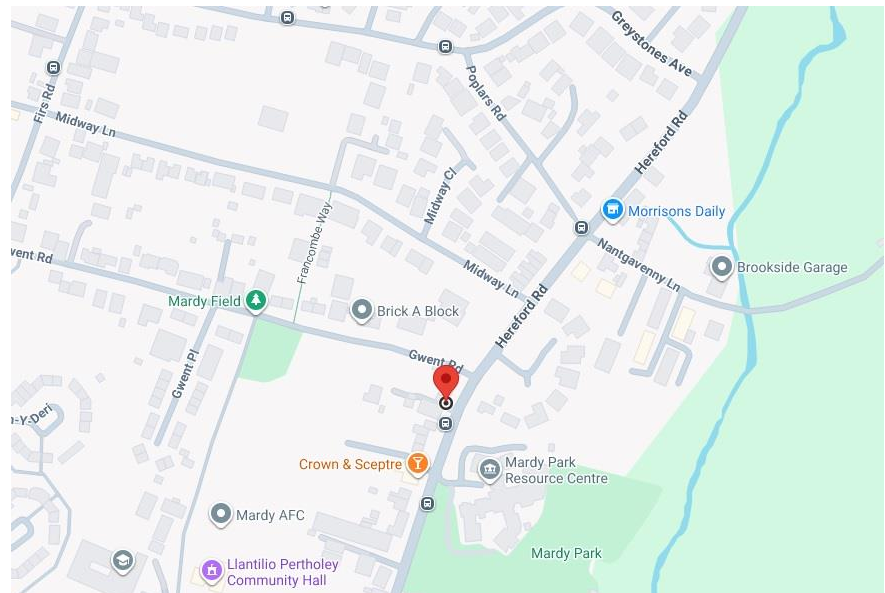


Situated in the highly sought-after Mardy area of Abergavenny, within easy walking distance of Mardy Park and Morrisons Daily, this attractive property offers well-presented and versatile accommodation ideal for a range of buyers. The ground floor comprises a welcoming entrance hall leading into a cosy living room featuring a gas-burning stove, creating a warm and inviting focal point. A spacious dining room provides ample space for entertaining, while the galley-style kitchen benefits from an external door opening out to the rear garden, perfectly framing the outdoor outlook.





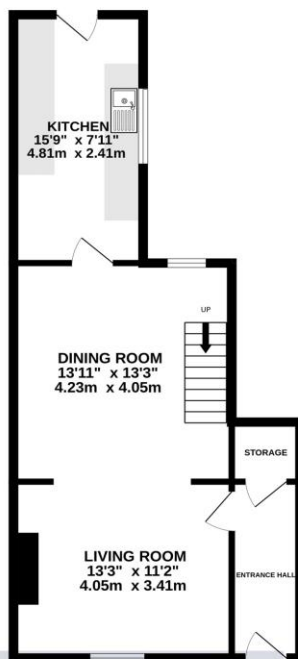
To the first floor are three well-proportioned bedrooms and a family bathroom. A further staircase leads to a useful loft room, enhanced by a Velux window, offering flexible space suitable for a home office, hobby room or occasional bedroom (subject to any necessary consents). Externally, the property is approached via a front courtyard. To the rear is a long garden with a decked seating area, ideal for outdoor dining, enjoying views towards the Deri Mountain.



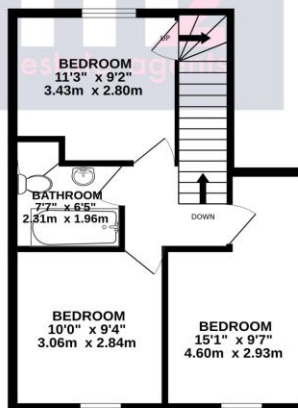
### Location

Mardy is a popular residential area located approximately one mile from Abergavenny town centre, with the Brecon Beacons National Park quite literally on the doorstep. Abergavenny offers an excellent range of amenities including independent shops, supermarkets, restaurants, hotels, a theatre, general hospital, primary and secondary schools, and a mainline railway station. The area is particularly renowned for its gastropubs, scenic walks and cycle routes. Viewing is highly recommended to fully appreciate the location, views and accommodation on offer.

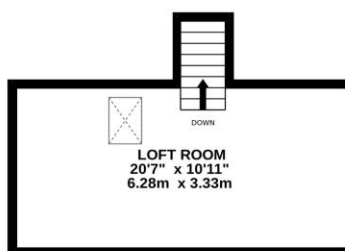
GROUND FLOOR  
515 sq. ft. (47.8 sq.m.) approx.



1ST FLOOR  
401 sq. ft. (37.3 sq.m.) approx.



2ND FLOOR  
234 sq. ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.8 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.