



**2 Glyndwr Gardens, Ysbytty Fields,  
Abergavenny. NP7 9JL  
£499,950  
Tenure Freehold**

- DETACHED PROPERTY
- MASTER EN-SUITE
- UTILITY ROOM
- IMMACULATELY PRESENTED THROUGHOUT
- FOUR BEDROOMS
- KITCHEN / DINING ROOM
- CONSERVATORY TO THE REAR
- DOUBLE GARAGE AND DRIVEWAY

Located on a good size corner plot within the sought after Ysbytty Fields Development just a short distance from Abergavenny town centre, this beautifully presented four bedroomed detached house would be an ideal purchase for a growing family. Internally the home offers accommodation comprising: Entrance hall, ground floor WC, living room, newly Fitted luxury kitchen/diner by Mirage of Abergavenny. A separate breakfast room, utility and conservatory with bi-folding doors leading to the rear garden. To the first floor four bedrooms, a family bathroom and a beautiful En-Suite shower room with large shower enclosure. The home benefits from new Upvc double glazing, Gas central heating and to the outside there are beautiful low maintenance gardens with the rear benefiting from a composite raised deck with inset uplighters and hot tub which is included if the asking price is achieved. At one side of the property there is a generous size drive which fronts a detached double garage. Early Viewings are strongly recommended.

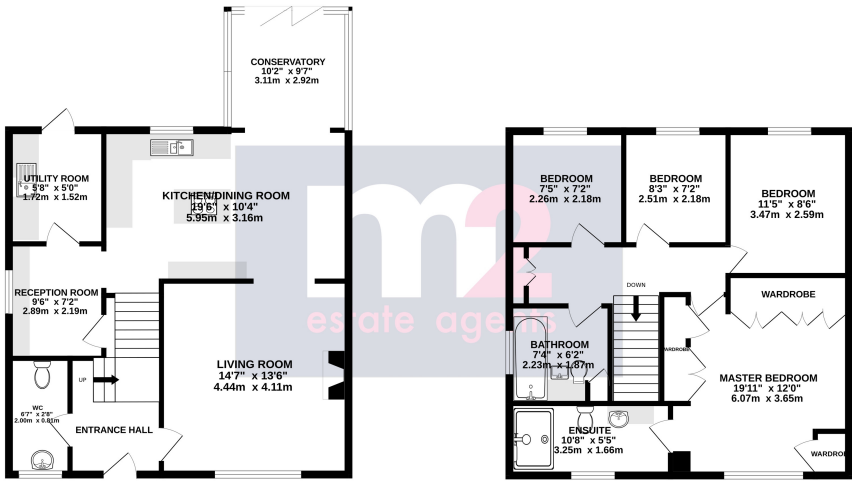
Conveniently situated just one mile Abergavenny Town Centre with a choice of primary schools and a secondary school. The town centre offers all necessary amenities such as doctors and dentist surgeries, a number of supermarkets, independent shops, butchers, cafes, restaurants and pubs as well as its own cinema and library. The town is also the perfect commuters town as it accommodates a bus and train station. Easy access to all major road links. It is also an extremely picturesque town well known for its walks and bike trails through the mountains and along the river Usk and Monmouthshire and Brecon Canal.

Services:  
Mains Gas, electricity, water and drainage.  
Council Tax Band:  
Band F.

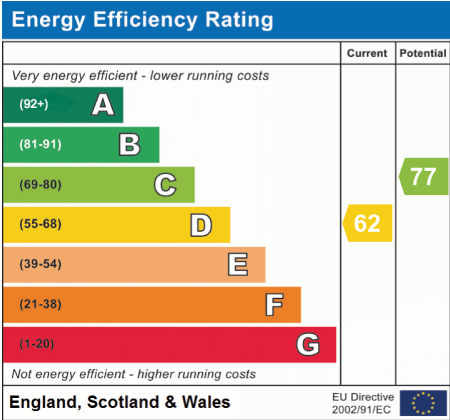


GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.

1ST FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1415 sq.ft. (131.4 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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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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