



79b Brecon Road, Abergavenny. NP7 7RD
£195,000
Tenure Leasehold

- **FIRST FLOOR APARTMENT**
- **PARKING TO THE REAR**
- **MODERN SHOWER ROOM**
- **TWO DOUBLE BEDROOMS**
- **WALKING DISTANCE INTO THE TOWN CENTRE**
- **IMMACULATELY PRESENTED**

We are pleased to offer this well presented Two Bedroomed First Floor Apartment in a purpose built block of only one ground and one first floor apartments which sits close to Abergavenny and major road links. The spacious accommodation that would suit a professional couple comprises: Lounge, Kitchen, Newly Fitted Shower Room, Utility and Two Double Bedrooms. The home is complimented by Gas Central Heating and Upvc Double Glazing. Outside there is a well tended front lawn and at the rear a tandem parking area that would accommodate two small cars if required. Early Viewing is Strongly Recommended.

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, 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 town well known for its walks and bike trails through the mountains, along the river Usk.

Services:

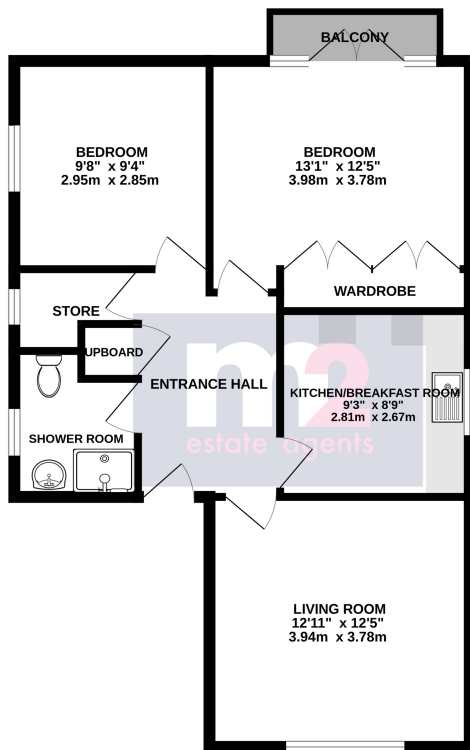
Mains Gas, electricity, water and drainage.

Council Tax Band:

Band C.

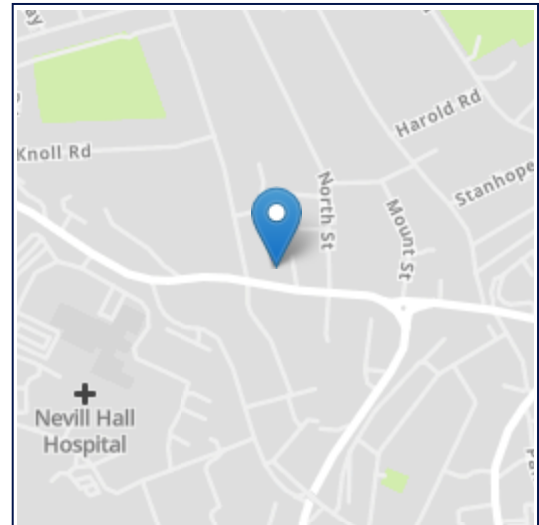


GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 649 sq.ft. (60.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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. Made with Metropix v2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)	77	77
C		
(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.

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.