



86 Old Barn Way, Abergavenny. NP7 6ED

£259,950

Tenure Freehold

- **THREE BEDROOMED END LINK HOUSE**
- **POPULAR AND CONVENIENT LOCATION**
- **DETACHED GARDEN ROOM**
- **EXTENSIVE REAR GARDEN**
- **GAS CENTRAL HEATING & DOUBLE GLAZING**
- **COMMUNAL PARKING AREAS**

Located in the top left hand corner of Old Barn Way on one of the largest plots on the development is this Three Bedrromed End-Link House offering accommodation comprising: Entrance Area, Lounge/Diner, Kitchen, Side Porch, Three Bedrooms and Bathroom to the first floor. The home benefits from Gas Central Heating and Double Glazing. Externally the property has an enclosed front garden with mature shrubs and lawn, a pathway leading from the side of the property allows access to a detached garden room, and extensive gardens with mature shrubs, garden paths and lawned sections. There are also communal parking areas to the front of the property surrounding a village green.

Conveniently situated just one mile from 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.

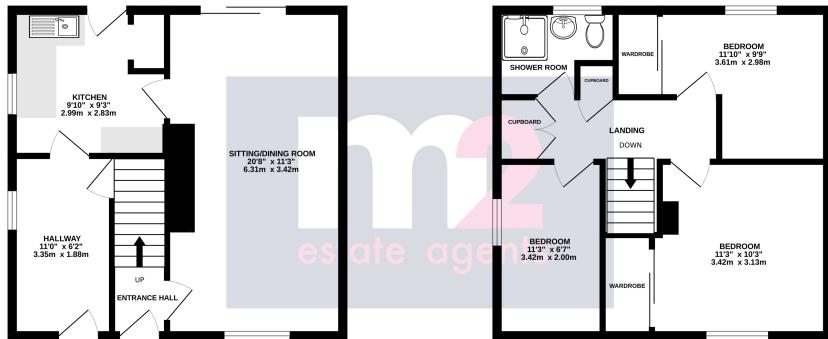
Council Tax Band:

C

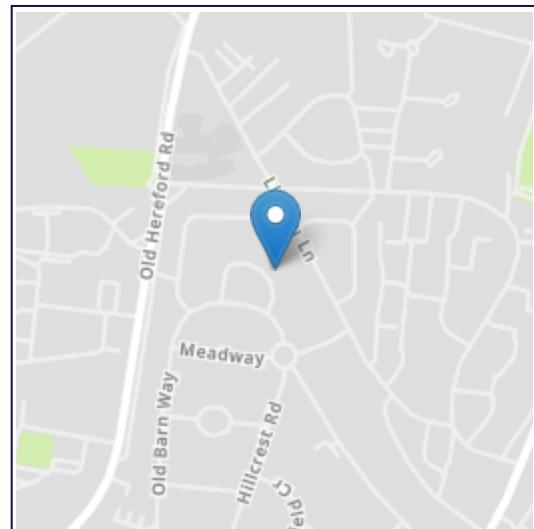


GROUND FLOOR

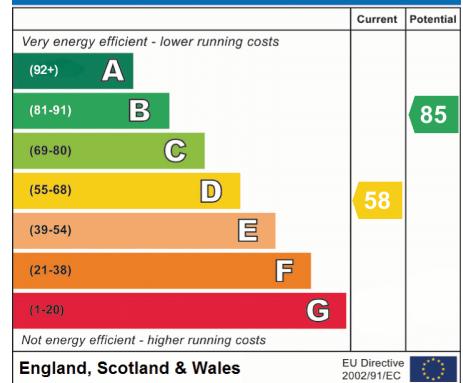
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and responsibility is not taken for any error, omission or inaccuracy. 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 working order can therefore be given.
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Energy Efficiency Rating



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 (86 Old Barn Way, Abergavenny, NP7 6ED) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____