



**12 Haven Way, Abergavenny. NP7 7BA**  
**£399,950**  
**Tenure Freehold**

- SEMI DETACHED BUNGALOW
- GARAGE & DRIVEWAY
- FRONT & REAR GARDENS
- WESTERN SIDE OF ABERGAVENNY
- TWO DOUBLE BEDROOMS
- CONSERVATORY
- VIEWING HIGHLY RECOMMENDED
- NO ONWARD CHAIN

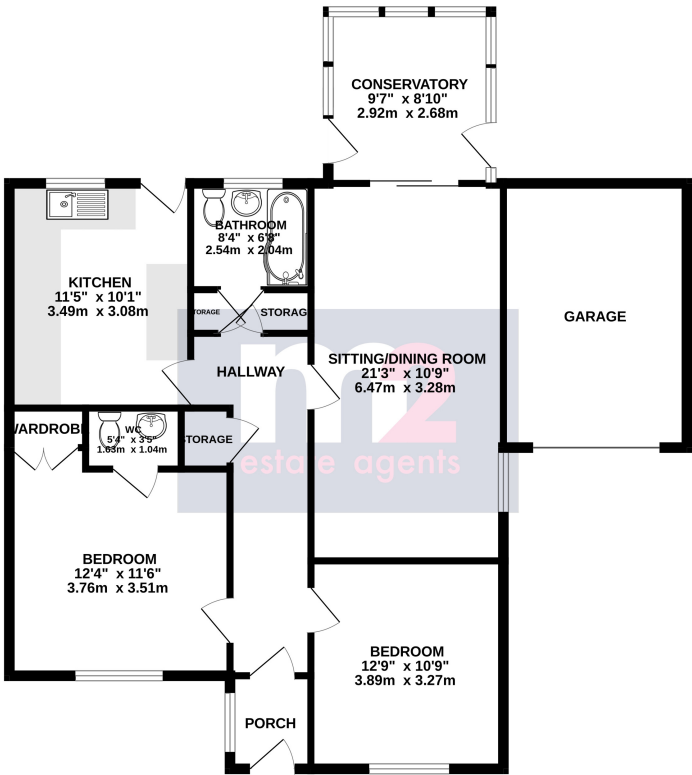
Well presented Semi-Detached two Bedroom Bungalow on the Western side of Abergavenny town, accommodation comprises; entrance porch leading to entrance hall a kitchen / breakfast room, lounge/dining Room, conservatory, upgraded family bathroom. Two double bedrooms, with the master having a WC and built in wardrobe. To the outside front and rear landscaped gardens. A garage and driveway providing parking for two cars.

The town centre of Abergavenny offers comprehensive leisure and shopping amenities including individual boutique style shops, eateries and restaurants, grocery and newsagent stores, supermarkets, and well-known high street shops. The town is particularly well served by schools for all ages at both primary and secondary level. The area is favoured as a foodie haven hosting the Abergavenny Food Festival annually, as well as an ideal base for professional and amateur leisure pursuits. For those seeking long walks and bike trails, there are pathways leading to the River Usk and the Brecon to Monmouthshire Canal as well as the summit of Blorenge Mountain from which hang gliders may be seen, plus many of the other mountains that surround this historic town.

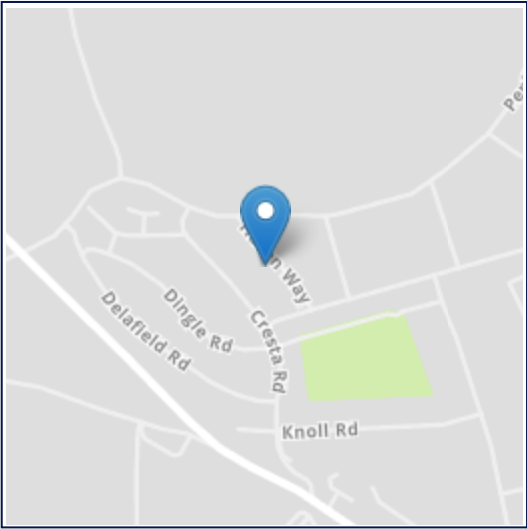
Services:  
All main services at the property.  
Council Tax Band:  
E



GROUND FLOOR



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.  
Made with Metagis 02022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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