



25 Greystones Crescent, Mardy, Abergavenny
. NP7 6JY
£275,000
Tenure Freehold

- **SPACIOUS 2 BEDROOM SEMI DETACHED PROPERTY**
- **CUL DE SAC LOCATION**
- **CORNER PLOT**
- **GAS CENTRAL HEATING & DOUBLE GLAZING**
- **GARAGE & PARKING**
- **VERY WELL PRESENTED THROUGHOUT**
- **FIRST TIME TO THE MARKET IN 30 YRS**
- **EARLY VIEWING RECOMMENDED**

Located at the head of a cul de sac with no through traffic and set on a corner plot, this immaculately presented Two Bedroomed Semi-Detached House would be an excellent purchase for a young family or professional couple and offers accommodation by way of: Internal Porch, Open plan Sitting/Dining Room with staircase leading to the first floor, Fully Fitted Kitchen/Breakfast Room, Two Good Size Bedrooms and Bathroom to the first floor. The property benefits from Gas Central Heating via a combination boiler and Double Glazing. To the outside at the front is a tarmac frontage with driveway alongside having space for one car which fronts a single garage. Pedestrian side access leads to a large rear garden area with patio area and a single tiered lawn with surrounding fence. Early viewing is strongly recommended.

Services:

Mains gas, electricity, water and drainage.

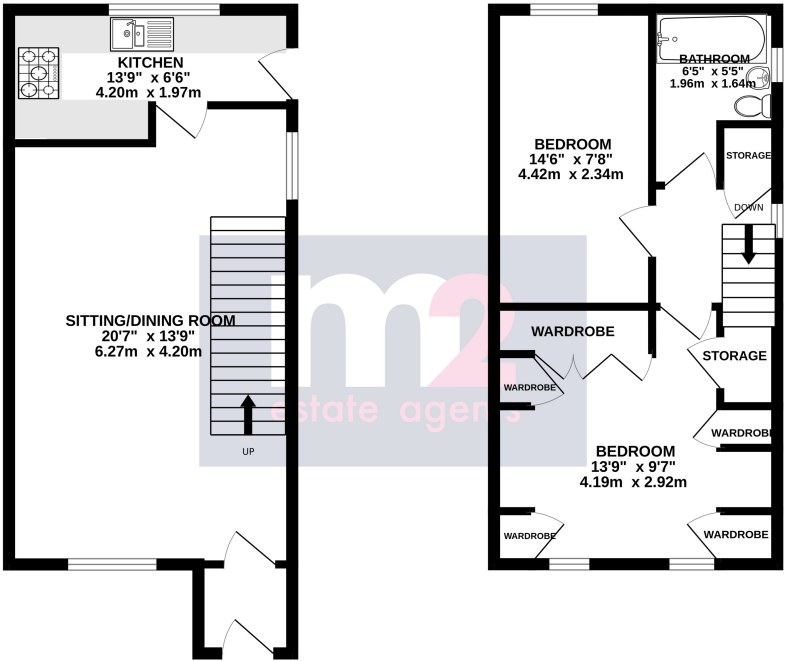
Council Tax Band:

Band D.



GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.

1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.1 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.
Made with Metaplan 12/2025



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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