



21 Merthyr Road, Abergavenny. NP7 5BU
£315,000
Tenure Freehold

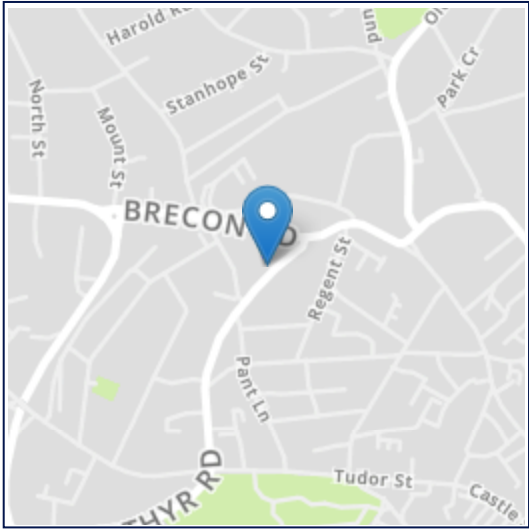
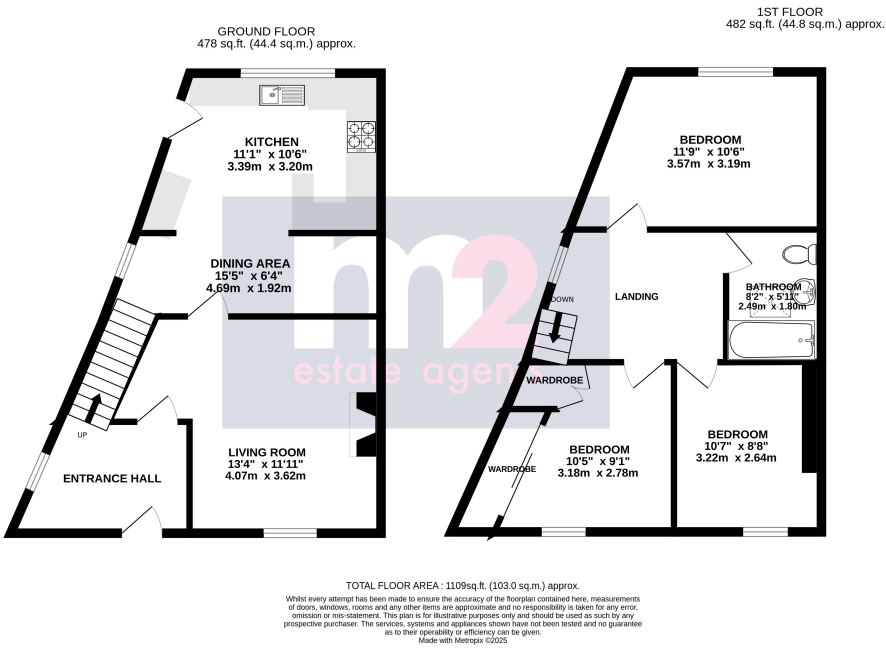
- **END TERRACE PROPERTY**
- **WEST FACING REAR GARDEN**
- **OPEN KITCHEN / DINING AREA**
- **THREE BEDROOMS**
- **FITTED SOLAR PANELS**
- **WALKING DISTANCE TO TOWN CENTRE**

Located just a short distance from Abergavenny town centre with all its amenities close to hand, this spacious three bedroomed end terrace house offers family size accommodation comprising: Entrance area, leading to living room, kitchen with open dining area,. To the first floor, a spacious landing three bedrooms and family bathroom. The home benefits from Gas central heating via a combination boiler and Upvc double glazing. The property us been updated by the current owners including adding solar panels. The the outside there is pedestrian side access leading to a long enclosed west facing rear garden.

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 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.

Viewing is highly recommended to appreciate.

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



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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