



11 Delafield Road, Abergavenny. NP7 7AW

£320,000

Tenure Freehold

- END TERRACED PROPERTY
- OPEN PLAN LIVING / DINING ROOM
- WRAP AROUND GARDEN
- VIEWS OF BLORENCE MOUNTAIN
- THREE DOUBLE BEDROOMS
- MODERNISED BY CURRENT OWNERS
- DRIVEWAY AND GARAGE
- POPULAR RESIDENTIAL LOCATION

Located in a popular residential area on the Western side of Abergavenny new to the market this end terraced property. The property comprises an entrance hall providing access to a modern kitchen with a variety of wall and base units, integral oven and gas hob. Spacious living room with French doors to the rear and a large opening into the dining room giving an open plan feel. A Cloak room ideal for storing coats and shoes leads to a garage with electric up and over door. To the first floor comprises a spacious landing with sky light leading to three double bedrooms two of which have built in wardrobes, the current owners are currently having a new bathroom fitted and re tiled. The property benefits from new windows and external doors throughout including a new garage door. The property further benefits from an impressive view of the Blorenge. To the front of the property there is a driveway leading to the garage, An enclosed wrap around garden from the front leading down the side of the property to the rear garden with patio seating area and summer house. The property has had many updates by the current owners and viewing is highly recommended to appreciate.

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.

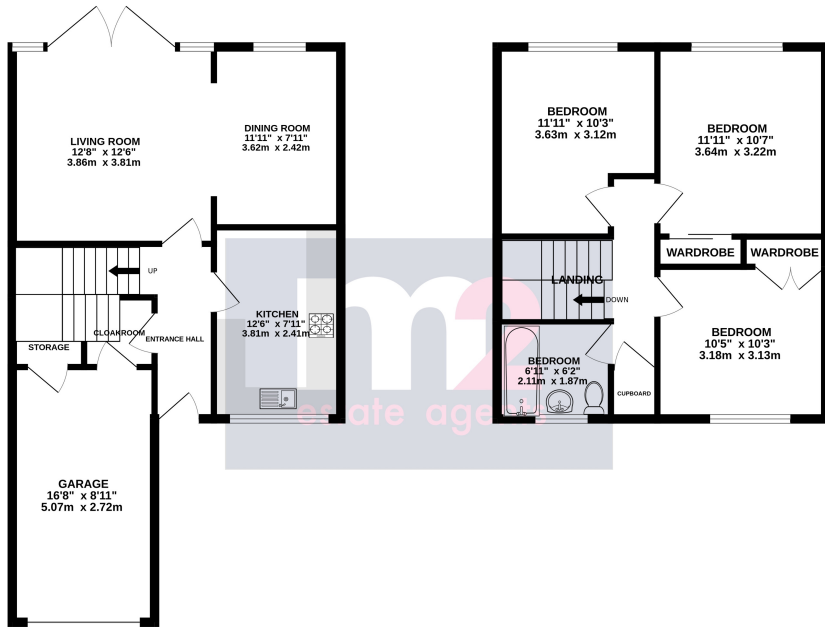
Council Tax Band:

Band E.

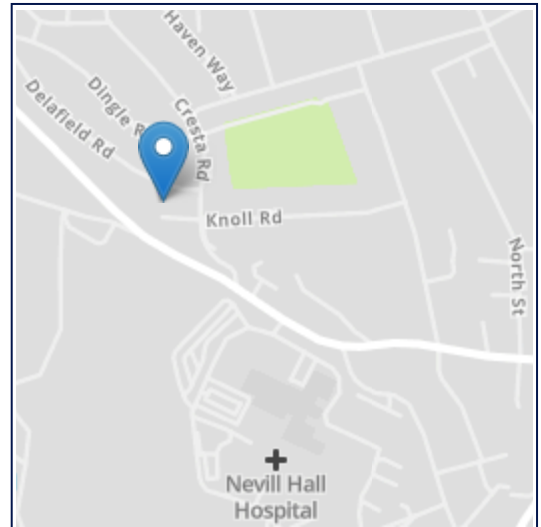


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	63
(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.

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I/We acknowledge that I/we have read and understand your terms letter and that these property (11 Delafield Road, Abergavenny, NP7 7AW) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____