



23 Mount Street, Abergavenny. NP7 7DT
£269,500
Tenure Freehold

- MID TERRACE PROPERTY
- THREE BEDROOMS
- OPEN PLAN LIVING/DINING ROOM
- MODERN FITTED KITCHEN
- GROUND FLOOR SHOWER ROOM
- EN-SUITE BATHROOM
- SMALL COURT YARD
- REAR GARDEN

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Located on the western side of Abergavenny, this beautifully presented extended mid terraced property is situated just a short distance from the town centre. The property has been finished to a very high standard to include a spacious open plan lounge diner with an exposed stone feature wall and fireplace, an attractive galley kitchen located in a constructed single story extension with three sky lights flooding in day light, a ground floor shower room. To the first floor three bedrooms with master en suite. There is UPVC double glazing and a Worcester Combination boiler providing heating throughout. To the rear of the property a generous size detached garden is accessed by a pathway and approximately 20yds from the house. This delightful terrace must be viewed to fully appreciate.

Agents note - Shared pathway leading to Garden for number 23.

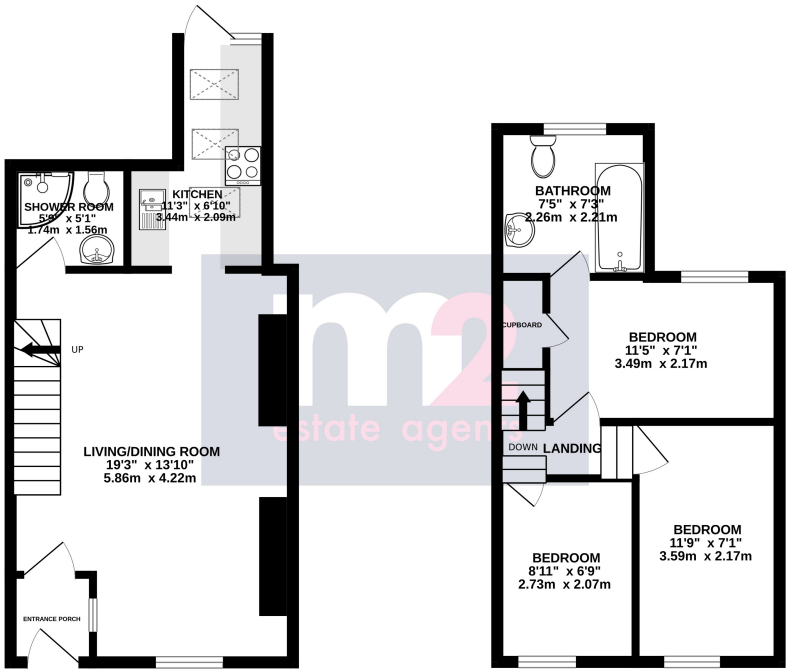
Conveniently situated for Abergavenny Town Centre with a choice of primary schools and a secondary school. The town centre offers all necessary amenities such as doctors and dentist surgeries, a number of supermarkets, independent shops, butchers, cafes, restaurants and pubs as well as its own cinema 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.

Services:
All Mains Services at the Property
Council Tax Band:
D

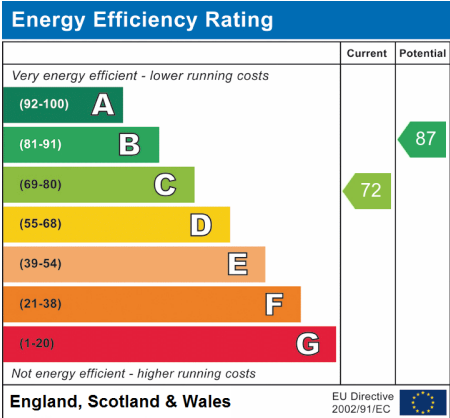
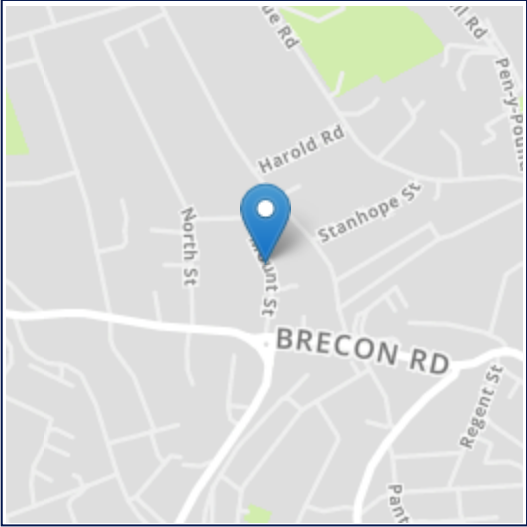


GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.

1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 732sq.ft. (68.0 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.
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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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