



**Oak View, Wern Gifford, Pandy, Abergavenny**  
**. NP7 8DL**  
**£399,950**  
**Tenure Freehold**

- **LINK DETACHED HOUSE**
- **THREE DOUBLE BEDROOMS**
- **OIL FIRED CENTRAL HEATING & DOUBLE GLAZING**
- **CORNER PLOT**
- **OFF ROAD PARKING FOR SEVERAL VEHICLES**
- **CONSERVATORY**

Situated on this popular development on the outskirts of Abergavenny is this lovely size extended Three Bedroomed Link-Detached House that offers accommodation comprising: Entrance hall, Lounge, Extended Kitchen/Diner/Family Room, Utility Room ( Formerly the garage ) and a Conservatory. There are three Double Bedrooms and Shower Room to the first floor. The home benefits from: Oil Fired Central Heating and Double Glazing installed in 2019. The house sits on an excellent size corner plot with mature gardens, a driveway with space for three cars and a space that could be utilised for additional parking if required.

The semi-rural village of Pandy is under 6 miles from Abergavenny town centre. Pandy benefits from its own local primary school, village park and local pub. Abergavenny 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. Abergavenny is a picturesque award winning town well known for its walks and bike trails through the mountains, along the river Usk.

Services:

Oil central heating, electricity, water and drainage.

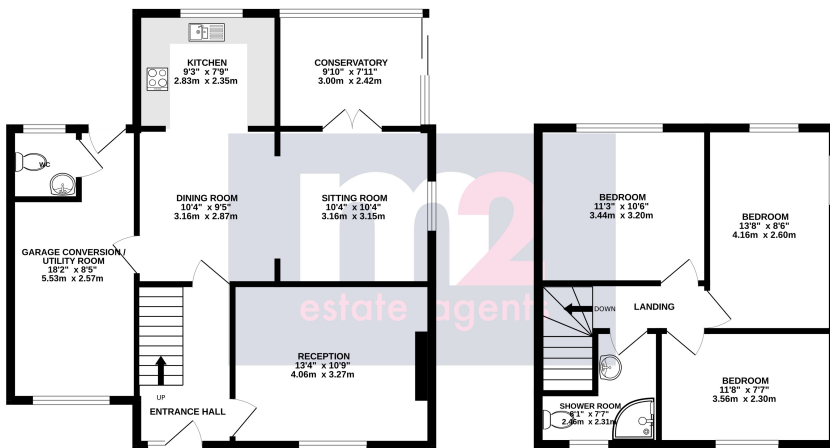
Council Tax Band:

Band E.

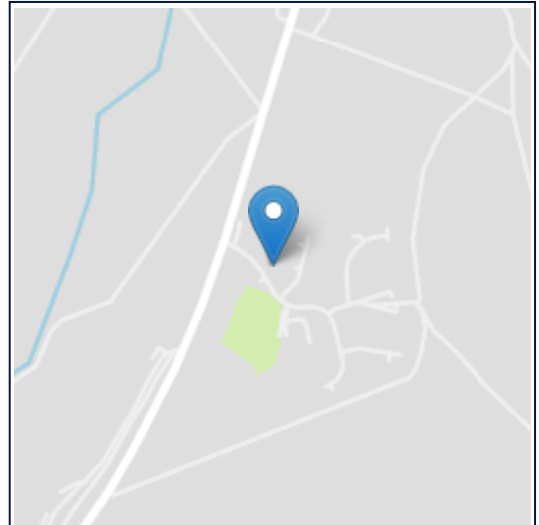


GROUND FLOOR

1ST FLOOR



While 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>	64	78
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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