



**21 Derwen Way, Abergavenny. NP7 6DL**  
**£269,950**  
**Tenure Freehold**

- **3 BEDROOMED SEMI-DETACHED HOUSE**
- **OFFERED WITH VACANT POSSESSION**
- **OPEN PLAN KITCHEN & DINING AREA**
- **GAS CENTRAL HEATING & DOUBLE GLAZING**
- **GARDENS AND OFF ROAD PARKING**
- **EARLY VIEWING RECOMMENDED**

M2 are delighted to offer for sale this well presented Three Bedroomed Semi Detached House, situated within easy reach of Abergavenny town centre. The accommodation comprises: lounge, Open Plan Kitchen/Diner, Side Utility/Store Area & Cloakroom. At first floor level there are Three Bedrooms and a Family Bathroom This home benefits from Gas Central Heating, Upvc Double Glazing, Front & Rear Gardens, and an Off Road parking area.

Offered with vacant possession, viewing is strongly recommended.

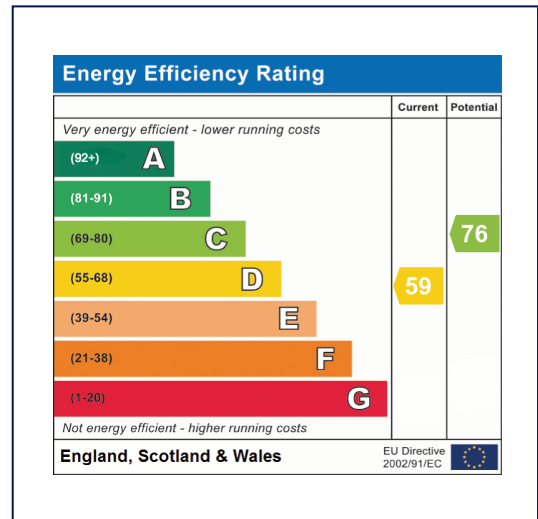
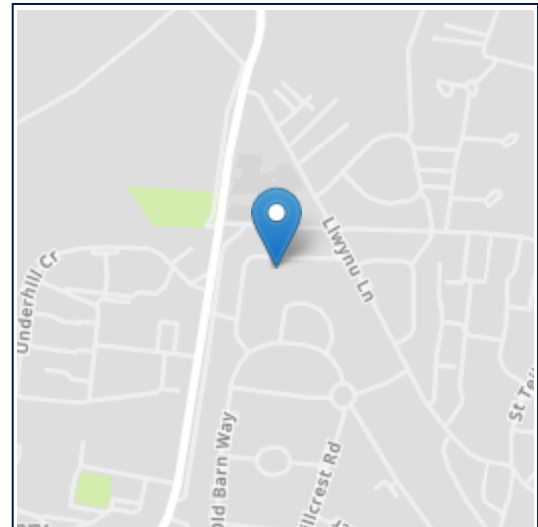
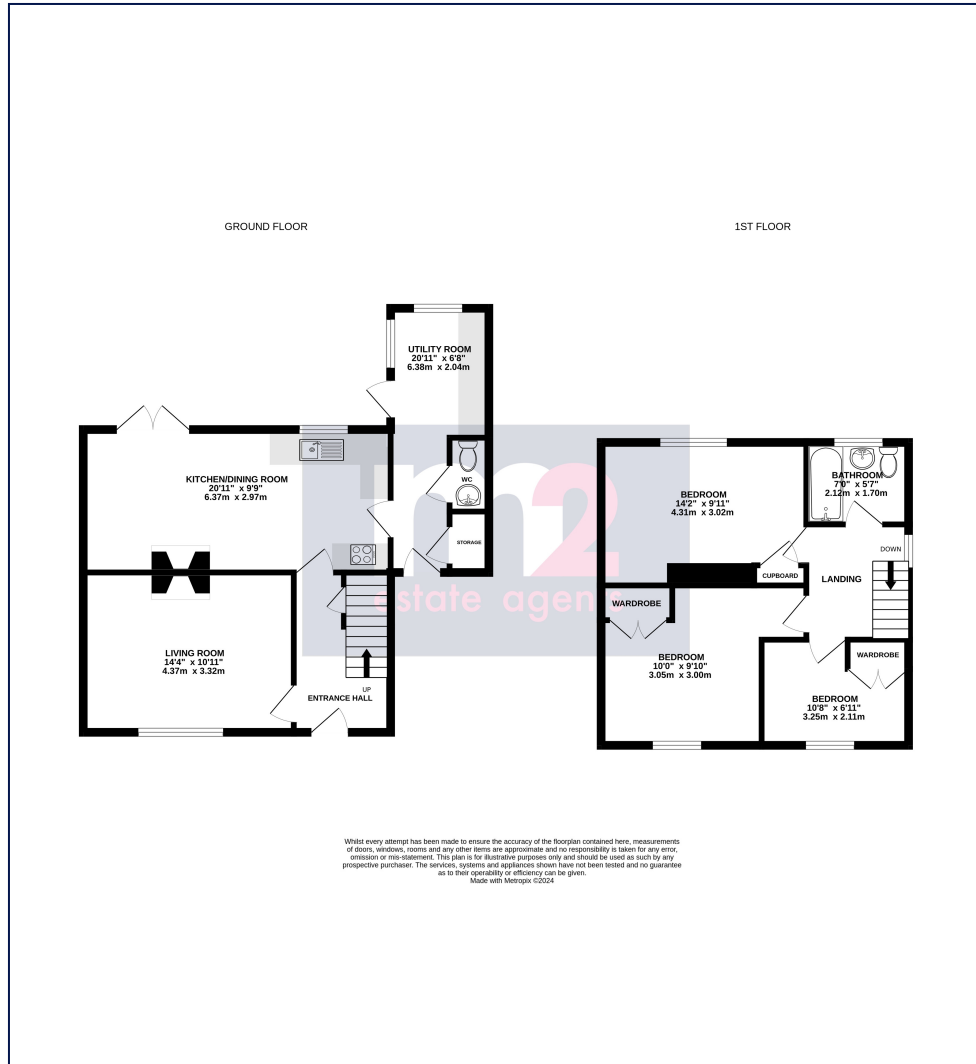
Abergavenny has a choice of primary schools and a secondary school. The town centre offers all necessary amenities such as doctors and dentist surgeries, a number of supermarkets, independent shops, butchers, cafes, restaurants and pubs as well as its own cinema and library. The town is also the perfect 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, electric water and drainage.

Council Tax Band:

Band C



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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.