



## 4 Park Lane, Abergavenny, NP7 5SS

Three Bedroom Semi-Detached Property.

Guide Price of  
**£385,000**



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Three Bedroom Semi-Detached Property.

## Overview

- Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Adjacent to Bailey Park
- Front and Rear Gardens
- Driveway Providing Parking for 3 cars.
- Utility Room



A Semi Detached Property Ideally located for Bailey Park and Abergavenny Town Centre.

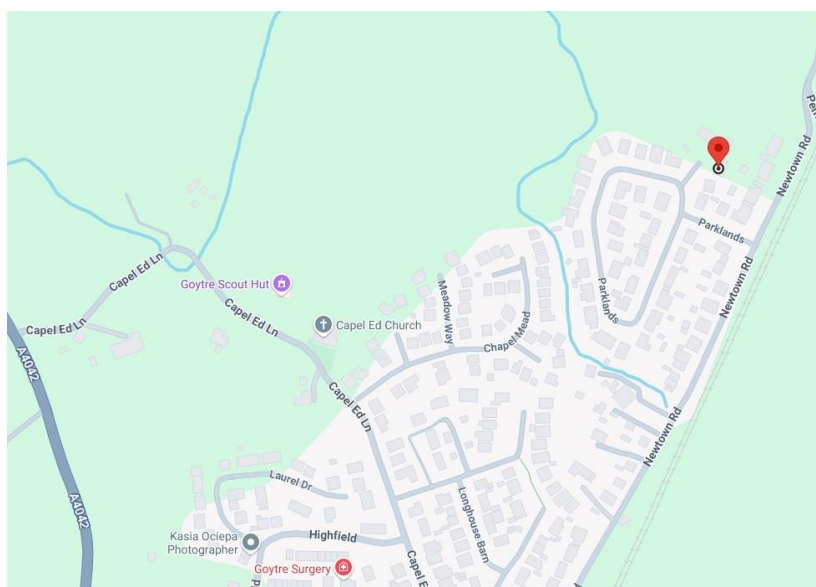
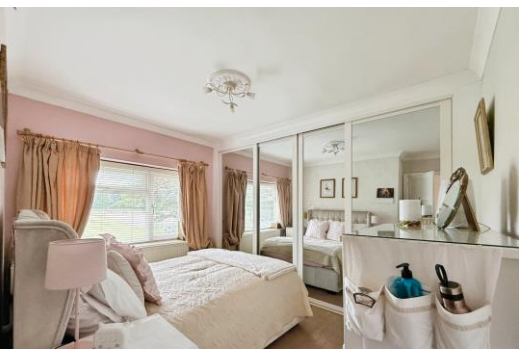


Located in a no thru road adjacent to Bailey Park in the centre of Abergavenny, this Three Bedroomed Semi-Detached family home is ideally situated for all local amenities and offers excellent size accommodation by way of: Entrance Hall, Ground Floor W/C, Lounge, Dining Room, Fitted Kitchen, Utility, Conservatory, Three Bedrooms and Family Bathroom. The property benefits from Upvc Double Glazing installed only five years ago and Gas Central Heating via a Combination Boiler.

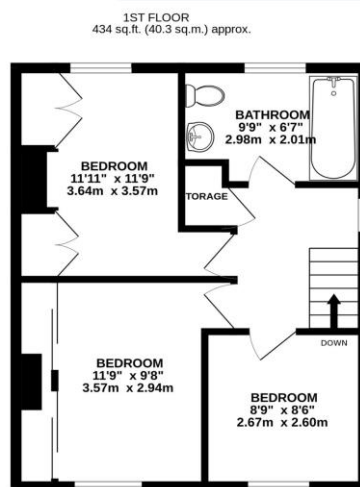
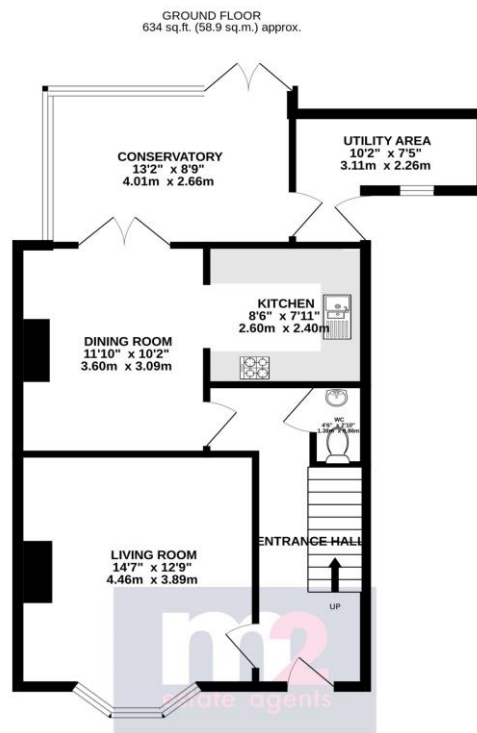




Externally there is a gated driveway to the side with parking for three cars, a paved front garden with mature hedgerow and at the rear is a beautiful flat lawned garden with well stocked vegetable beds, mature shrubs and trees. To one side is a substantial garden shed offering additional storage space. The property has the benefit of only being a stones throw from all of the facilities on offer at Bailey Park.



Within a short distance of central Abergavenny, this property offers easy access to all the wonderful facilities available in this beautiful Monmouthshire market town. 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 are easily accessible. The town is also the perfect commuters town as it accommodates bus/train stations and 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.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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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# Awaiting EPC

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