

90 Croesonen Parc, Abergavenny, NP7 6PF
Three Bedroom, Link-Detached Property.

Guide Price of
£359,000

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Three Bedroom, Link Detached Property.

Overview

- Link- Detached Property
- Three Bedrooms
- Two Reception Rooms
- Kitchen & Utility Room
- Conservatory
- Immaculately Presented
- Driveway and Garage
- Sought After Location



A well-presented property situated on a highly sought after development.

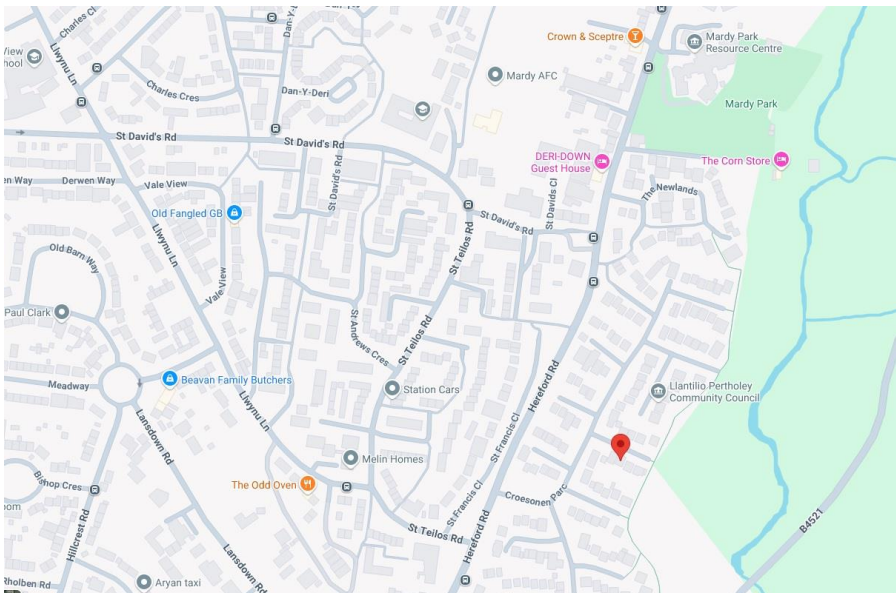


Located on the ever-popular Croesonen Parc development on the outskirts on Abergavenny town centre, this beautifully presented three bedroomed detached home has been updated over the past ten years to include a new garage roof, kitchen, bathroom and cloakroom.

Accommodation comprises: Entrance Hall, living room, dining room, conservatory, and utility room with internal access to the garage and ground floor WC. To the first floor two double bedrooms with built in wardrobes, a further single bedroom, family shower room and large storage cupboard.

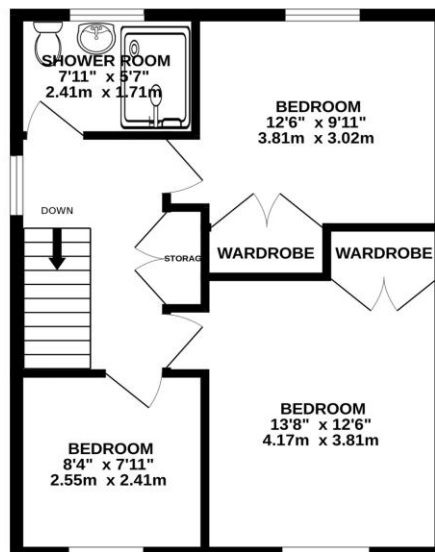
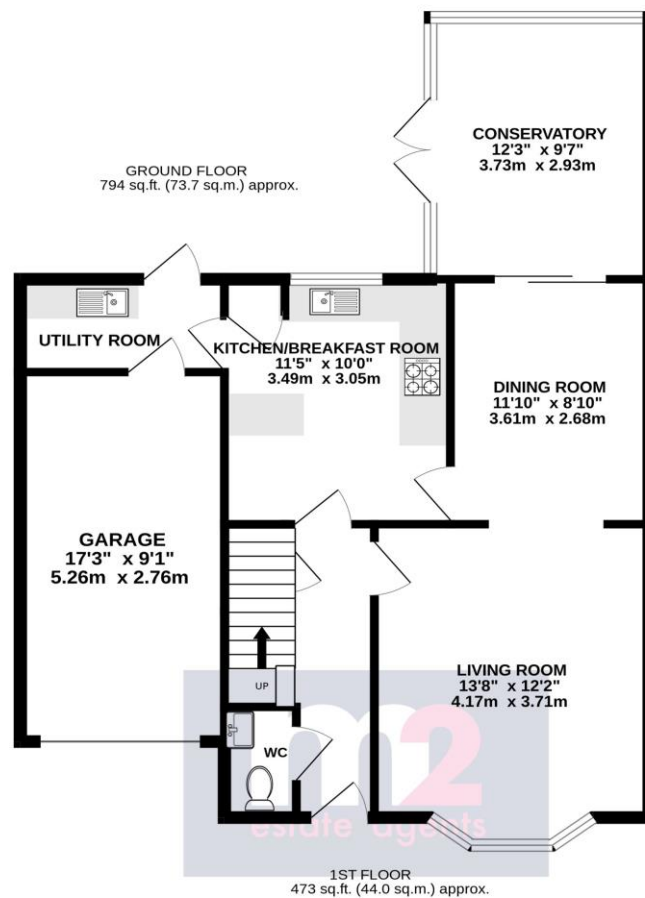


The property benefits further from Gas Central Heating via a combination boiler and Upvc Double Glazing throughout. To the outside at the front is a parking area fronting a single garage at one side and a well planted garden, with another enclosed garden at the rear. One of the main attractions of this particular home is the actual location, as it is positioned in a hammer head road with no through traffic and pedestrian access to a scenic public green area.



Location

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 and library. The town is also the perfect commuter's 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 and the Monmouthshire and Brecon Canal.



TOTAL FLOOR AREA : 1367sq.ft. (127.0 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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