



**62 Holywell Crescent, Abergavenny. NP7
5LG
£320,000
Tenure Freehold**

- SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- ADDITIONAL LOFT ROOM
- KITCHEN / DINING ROOM
- LOUNGE
- SEPARATE UTILITY ROOM
- DRIVEWAY PROVIDING PARKING
- ENCLOSED GARDEN TO REAR
- WELL PRESENTED
- VIEWING RECOMMENDED

Situated in a cul-de-sac in a popular part of Abergavenny, conveniently situated for the the train station and a short walk from Abergavenny Town Centre is this well presented semi-detached two bedroom bungalow with additional large loft room. Accommodation briefly comprises to the ground floor two double bedrooms, lounge, kitchen/diner with steps leading to the loft room and a modern shower room. Adjacent to the property a single garage has been converted to provide utility space and extra storage. Outside; Approached via tarmacadam driveway providing parking facilities. The front garden is principally lawned and enjoying views towards the Brecon Mountain. The rear garden has a patio with steps to a further seating area, principally laid to lawn with summerhouse. Additional benefits include a recently laid driveway providing parking for three cars, double glazing throughout and gas central heating.

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 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:

All mains services are provided.

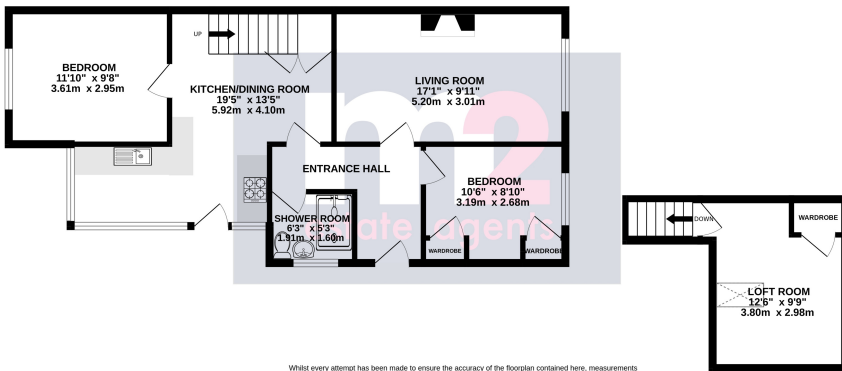
Council Tax Band:

D

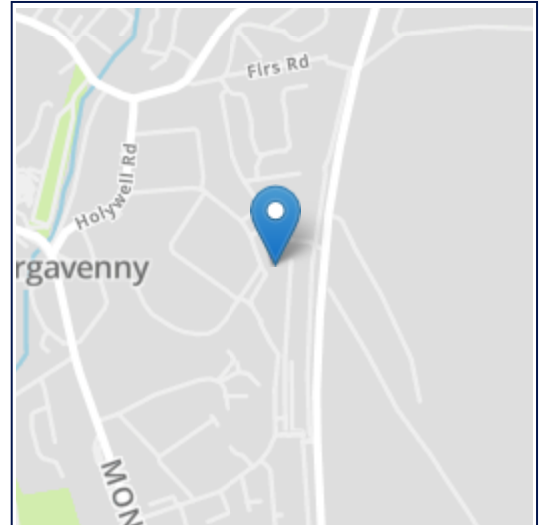


GROUND FLOOR

1ST FLOOR



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.
Made with Metropix ©2023



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		85
B		
(69-80)		
C		
(55-68)	67	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.

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.