



125 Croesonen Parc, Abergavenny. NP7 6PF

£355,000

Tenure Leasehold (to be confirmed)

- **3-4 BED EXTENDED LINK DETACHED HOUSE**
- **WELL MAINTAINED FAMILY HOME**
- **GROUND FLOOR BEDROOM**
- **GAS WARM AIR CENTRAL HEATING**
- **UPVC DOUBLE GLAZING.**
- **DRIVEWAY FOR TWO CARS**
- **LANDSCAPED GARDENS**
- **CUL DE SAC LOCATION.**

We are delighted to offer this much improved and extended Three/Four Bedroomed Link Detached house, set in a quiet cul-de-sac position on this popular development. The spacious family size accommodation comprises: Hall, Lounge, Extended L-Shaped Kitchen/Diner, Ground Floor bedroom, Three further Bedrooms and a Shower Room to the first floor. The home benefits from Gas Warm Air Central Heating and Upvc Double Glazing. Outside there are good size well tended gardens and a Driveway with space for two cars.

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.

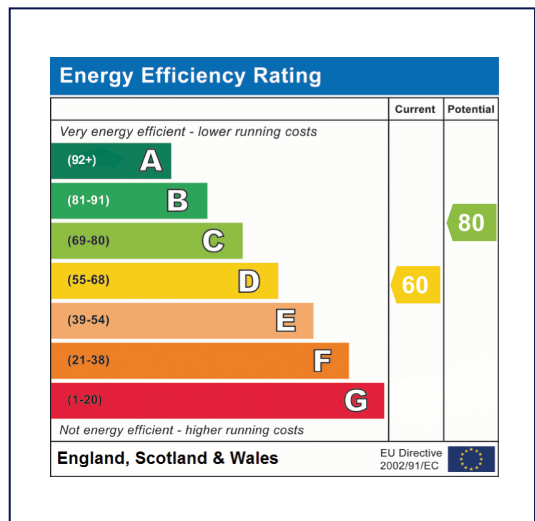
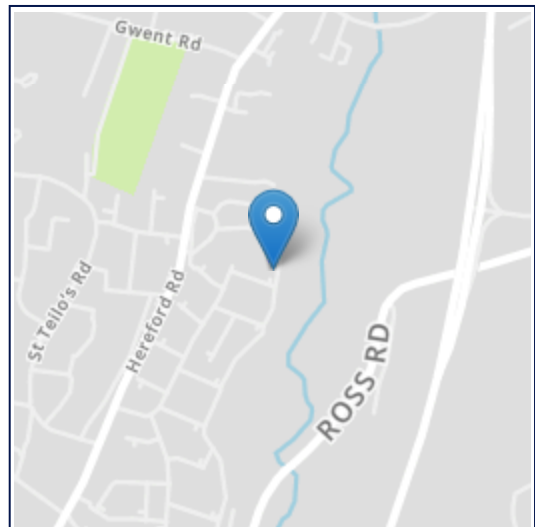
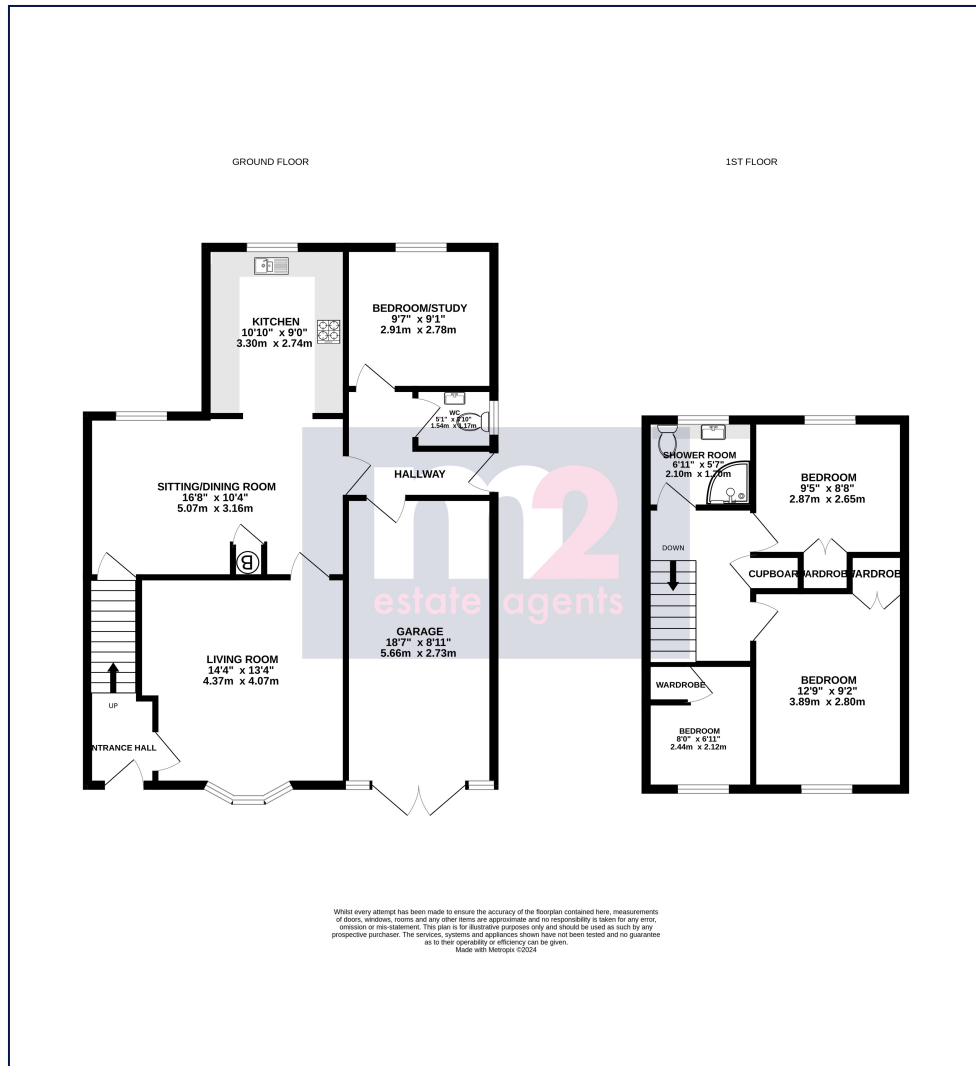
Viewing is highly recommended to fully appreciate.

Services:

Mains Gas, electric, water and drainage.

Council Tax Band:

Band E



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.