



14 Park Close, Abergavenny. NP7 5SU
£390,000
Tenure Freehold

- SEMI-DETACHED PROPERTY
- NO ONWARD CHAIN
- DRIVEWAY PROVIDING PARKING
- THREE BEDROOMS
- FRONT AND REAR GARDENS
- UPDATED BY CURRENT OWNERS

We are delighted to offer for sale with no onward chain, this three bedroomed semi-detached home situated in a prime location and within easy reach of local shops, schools (This property falls under the catchment area of Cantref Primary School) , leisure centre, bus and train stations. Offered with vacant possession this lovely size family home affords spacious accommodation comprising: Entrance hallway, living room, dining room, fitted galley style kitchen with intgeral appliances and external door leading to the rear garden. To the first floor, two double bedrooms and further single bedrooms. A family bathroom with four piece suite! The property has been completely redecorated throughout as well as new carpets.

The home also benefits from Gas central heating via a combination boiler and double glazing throughout. To the outside at the front is an enclosed garden with driveway providing parking. . The rear garden has seating area and lawn with surrounding fencing. Early Viewing is Strongly Recommended.

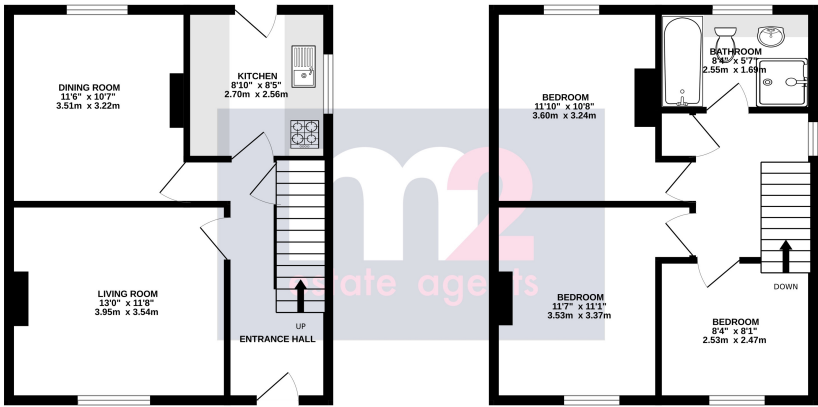
The property is conveniently situated near Bailey park and conveniently situated for Abergavenny Town Centre with a choice of primary schools and a secondary school. The town centre offers all necessary amenities such as doctors and dentist surgeries, a number of supermarkets, independent shops, butchers, cafes, restaurants and pubs as well as its own cinema and library. The town is also the perfect commuters town as it accommodates a bus and train station. 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.

Services:
Mains Gas, electric, water and drainage.
Council Tax Band:
Band D.

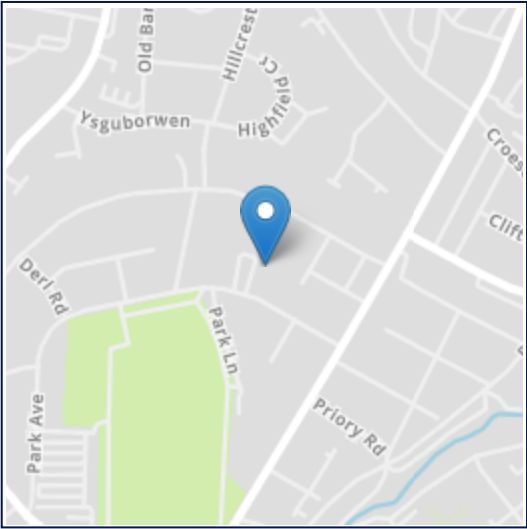


GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 866 sq.ft. (80.4 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) 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.