



18 Vale View, Abergavenny. NP7 6BE
£249,950
Tenure Freehold

- **MID TERRACE PROPERTY**
- **TWO RECEPTION ROOMS**
- **FRONT AND REAR GARDENS**
- **FOUR BEDROOMS**
- **LARGE GARAGE**
- **PARKING TO THE REAR**

Located off Hereford Road in Abergavenny this Spacious Four Bedroomed Mid-Terrace House offers good size family accommodation comprising: Entrance Hall, Two Reception Rooms, Fitted Kitchen, Ground Floor W/C, Four Bedrooms and Bathroom to the first floor, with a staircase off one allowing access to the attic space. The home benefits from Gas Central Heating and Double Glazing. To the outside there are lawned front and rear garden areas, shared side access and off road parking at the rear with a single detached garage. The home is offered with No Onward Chain.

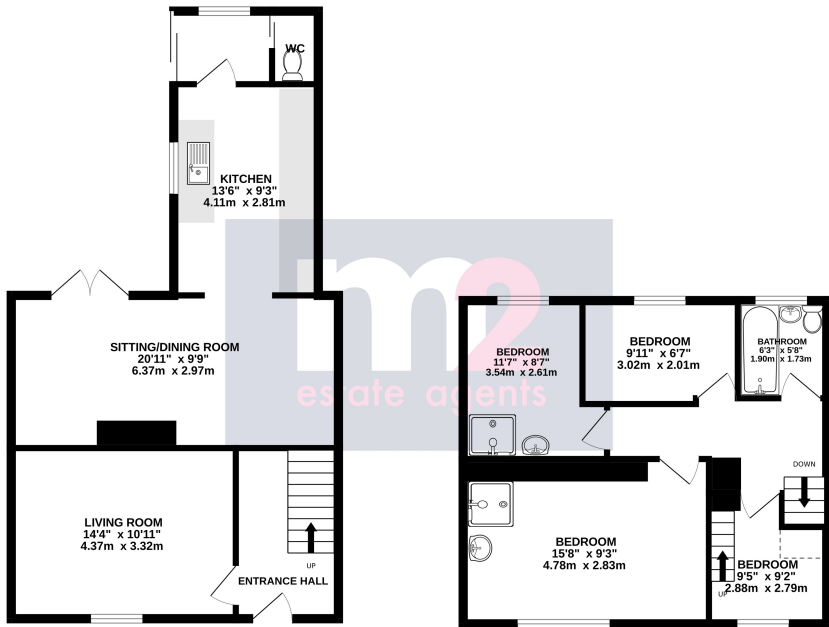
The property is located approximately 1.5 miles from the town centre with the Brecon Beacons National Park on your doorstep. The town has a range of local amenities such as independent shops, supermarkets, restaurants, hotels, a theatre, cinema, general hospital, primary and secondary schools and a mainline train station. The town and surrounding area is well known for its renowned gastropubs and restaurants with good walks and bike trails. Viewing is highly recommended to fully appreciate.

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

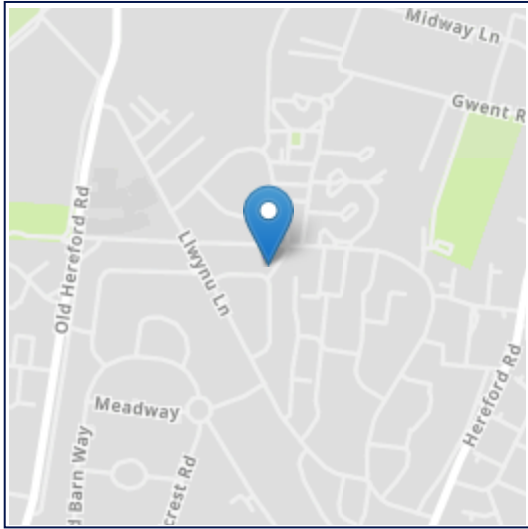


GROUND FLOOR
590 sq.ft. (54.9 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1049 sq.ft. (97.4 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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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.