



108 St Davids Road, Abergavenny. NP7 6HF
£260,000
Tenure Freehold

- MID TERRACED PROPERTY
- POPULAR RESIDENTIAL LOCATION
- CONSERVATORY/GARDEN ROOM
- FIRST FLOOR BATHROOM GROUND FLOOR WC
- THREE / FOUR BEDROOMS
- DOUBLE GLAZING THROUGHOUT
- GROUND FLOOR SHOWER ROOM
- NO ONWARD CHAIN

Located in a popular residential area close to Abergavenny town is this excellent size family home offered with vacant possession and offering accommodation comprising: Entrance Hall, Open Plan Lounge/Diner, Cloakroom with W/C, a further room currently utilised as a Double Bedroom with En-Suite Shower Room that could be utilised as an additional reception room if required, Kitchen, Conservatory, Three Bedrooms and Bathroom to the first floor. The home is complimented by Upvc Double Glazing and Gas Central Heating. To the outside there is a front garden area with pathway and double gates allowing access to a single car hardstanding. The rear garden is fully paved and enclosed. Early Viewing Recommended!

Conveniently situated just 1 mile from 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:

Mains Gas, electricity, water and drainage.

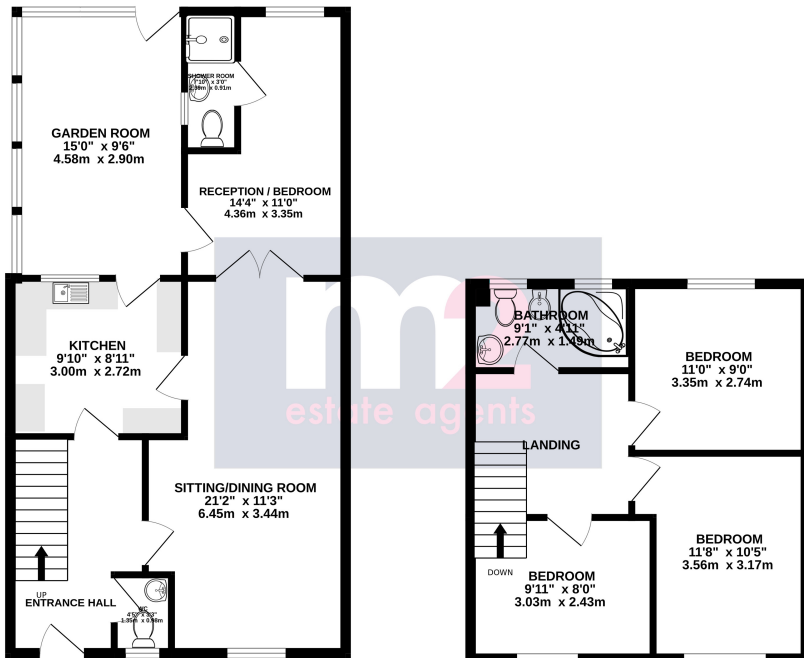
Council Tax Band:

Band C.

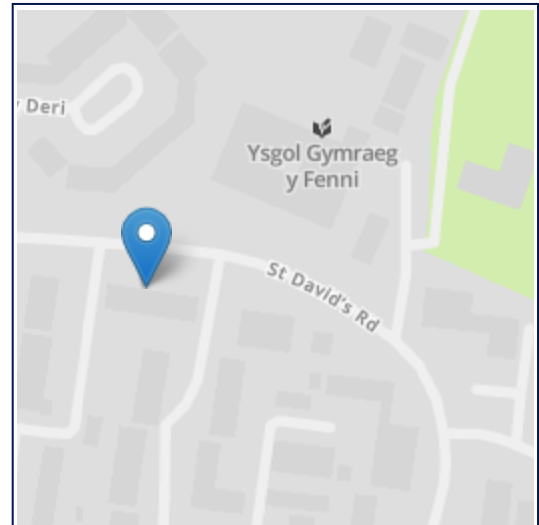


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, doors 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 Metrepx ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	73	84
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.

I/We acknowledge that I/we have read and understand your terms letter and that these property (108 St Davids Road, Abergavenny, NP7 6HF) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____