



5 SUNNYBANK

Abergavenny, Monmouthshire NP7 5YE

- * Convenient location for Abergavenny town centre
- * Three bedroom terraced house
- * Low maintenance rear garden
- * Ideal opportunity for a first time buyer
- * EPC Rating - D

Offers in Excess of £220,000



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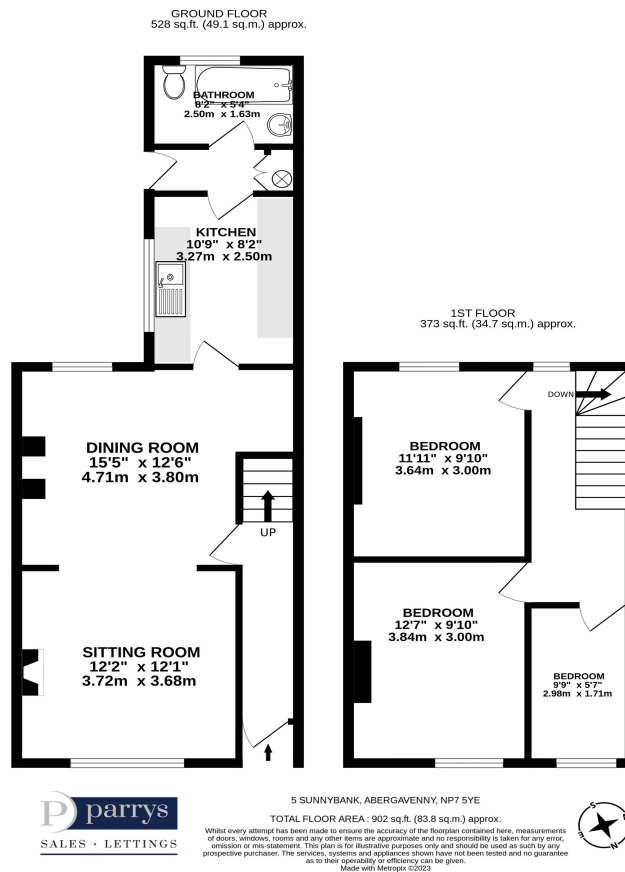
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Overview

A well-presented three-bedroom terraced property, situated close to the heart of the historic market town of Abergavenny, with a low maintenance rear garden.

Step Inside

The front door opens into the entrance hall, with stairs rising to the first floor. From the hallway is a door leading to the spacious open plan sitting/dining room with useful understairs storage and two feature fireplaces, one with inset space and the second with an electric effect fire. The kitchen is fitted with a range of base and wall cupboards, freestanding oven with hob and under counter space for white good appliances all complemented by contemporary light and neutral décor. From the kitchen is the modern bathroom, with attractive wall tiles and white suite. There is also external access to the rear of the property all encompassed in the rear single storey extension. To the first floor are two double bedrooms and a smaller third bedroom. The Victorian era residence has been impeccably looked after by its current owner for close to 30 years and offers a new owner the opportunity to make their own transformations and to optimise its period features.



Step Outside

To the rear is a low maintenance south facing courtyard garden, currently presented as a blank canvas, which offers simplicity and versatile possibilities for creating a serene and functional outdoor space. Potential opportunities could include al fresco dining, creative gardening, with pots and containers to cultivate, wall mounted trellises and seating nooks for comfortable lounging and socialising.

Location

Within walking distance of the centre of Abergavenny, regularly placed in the 'Top Ten Places to Live In Wales'. In recent years Abergavenny has transformed from a traditional market town into a thriving mecca of all manner of festivals and events including the acclaimed Annual Food Festival, attracting thousands of visitors each year. The landscape around the town, on the edge of the Brecon Beacons National Park (Bannau Brycheiniog National Park), presents a multitude of things to do. Described as the 'Gateway to Wales', Abergavenny is the perfect location for everything outdoors... from visiting the many local castles to scaling the Welsh mountains, cruising on the Monmouthshire and Brecon Canal to wine tasting at the local vineyard. The historic market town offers a wide range of amenities including shops, primary and secondary schools, banks, doctors, dentists, a library and a general hospital.

Services

Behind the rear garden fence there is a private pathway. 5 Sunnybank and the adjoining properties have rights to pass along this pathway, thus providing external access from the rear garden.

Services

Mains electricity, gas, water and drainage.

Tenure

Freehold.

Local Authority

Monmouthshire County Council.

Council Tax

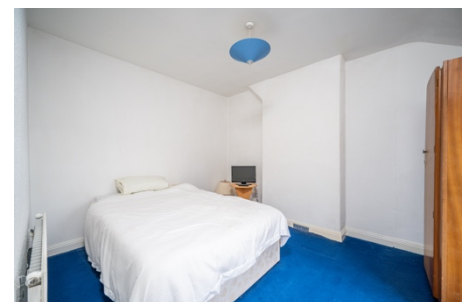
Band D. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

Directions

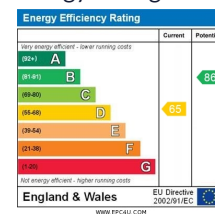
From our office on Nevill Street, continue to the end of the street and turn right onto Tudor Street. Continue on this road for 0.2 miles and turn right onto Myrther Road and continue to the cross roads. On reaching the crossroads turn left onto Sunnybank and the property will be found a short distance along on the left hand side.

Fixtures and Fittings

Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.



Energy Rating



To book a viewing call 01873 858990

e-mail: abergavenny@parrys.com
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