



8 DERI ROAD

ABERGAVENNY | MONMOUTHSHIRE | NP7 5SY

8 DERI ROAD

A detached family home which has been extensively refurbished by the present owners to provide bright and spacious rooms with a contemporary feel. Located close to Bailey Park and within half a mile of Abergavenny town. Situated on a corner plot with a low maintenance L-shape garden and the benefit of ample off road parking.

- Individually designed detached family home situated on a corner plot
- Stylish kitchen and utility/ boot room
- Two bright and spacious reception rooms
- Three bedrooms and modern bathroom/ W.C.
- Low maintenance enclosed L-shaped garden with storage shed
- Driveway providing ample off road parking
- Within half a mile of Abergavenny town and its amenities

STEP INSIDE

Believed to be a former shop, the property has been extensively refurbished by the present owners to offer bright and spacious rooms with a contemporary feel along with features sympathetic to the period of build. The ground floor accommodation comprises an entrance hall, two good sized reception rooms, downstairs W.C. modern utility/ boot room and a fitted kitchen.

FIRST FLOOR

Rising to the first floor is the landing, two double bedrooms and one single, family bathroom with separate W.C. The principal bedroom provides far reaching views towards the Blorenge Mountain. There is a useful loft space which has been partially converted with electric and lighting which is accessed via a loft ladder and has a roof window which offers views towards the Skirrid Mountain.





LOCATION

Situated in a popular residential area within a reasonable walking distance of Abergavenny town centre, the property itself is also closely situated to the local convenience store. 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. Abergavenny has a leisure centre with swimming pool, a cinema, theatre and the area is well known for its many high quality restaurants. The town has a mainline railway station and good road links for commuting; the property is situated within easy reach of the commercial centres of south Wales via the Heads of the Valleys road and the A40/A449 linking to the M4, M5 and M50 motorways for Cardiff, Bristol and the Midlands.

DIRECTIONS

From Abergavenny town centre, turn right after passing Morrisons on your left-hand side. Continue on Park Avenue for approximately 0.2 miles then turn left into Deri Road. The property will be found on your right-hand side.

STEP OUTSIDE

The front and side of the property has an area of astroturf and is bordered by a low level brick and stone wall. Offering mature shrub plants and access to the driveway which has ample off road parking for several vehicles. To the rear of the property is a low maintenance enclosed patio garden with a large storage shed. Adjoining the rear patio area is a level astroturf and slate garden providing areas ideal for eating outdoors, the rear garden has well-kept borders and a gate providing access to the parking area.

AGENT'S NOTES - CONSUMER PROTECTION REGULATIONS

Estate Agents are obliged, under the Consumer Protection Regulations, to provide any prospective buyers with any material information relating to properties that are being marketed. Parrys are committed to providing as much information as possible to enable buyers to make an informed decision with regard to both viewing and offering on a property.

ASKING PRICE

Offers in Excess of £400,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

D

SERVICES

We are advised that the property is connected to mains gas, electric, water and drainage.

Broadband: Standard and superfast broadband available subject to providers terms and conditions. Please make your own enquiries via: www.openreach.com/fibre-broadband

Mobile: EE, Three, O2 and Vodafone (indoors and outdoors). Please make your own enquiries via: [https:// checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

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

COVENANTS

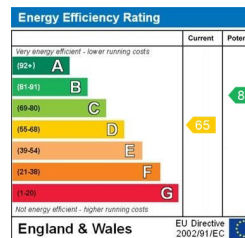
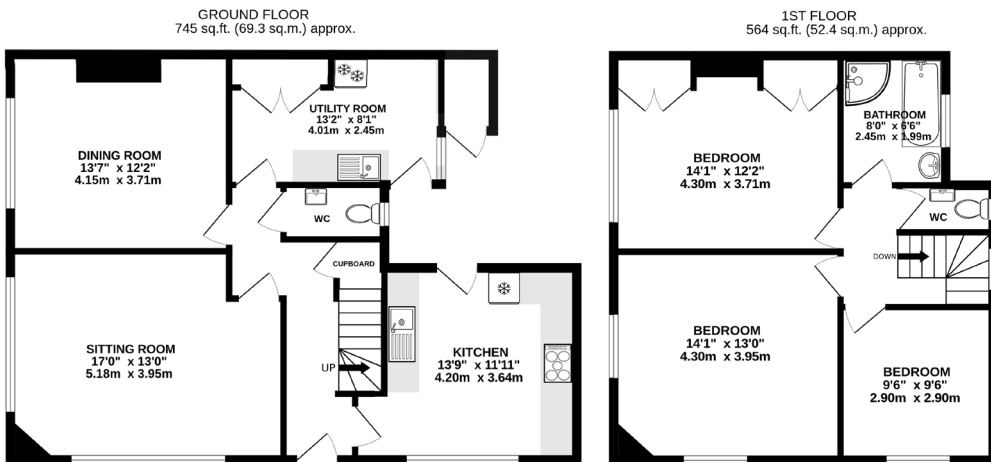
Title number CYM508756.

The Transferor covenants to erect a boundary marker between the points marked 'A' and 'B' shown on the Plan and shall be the responsibility of the Transferor and shall be maintained by the Transferor accordingly

Not to use Retained Land for any purpose other than a private dwellinghouse.

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.



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TOTAL FLOOR AREA: 1309 sq.ft. (121.6 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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Individually designed home within half a mile of Abergavenny town



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