



2 HARDWICK COTTAGES

Abergavenny, Monmouthshire NP7 9BT

- * Exceptional views towards the Bloreng Mountain
- * Lounge with wood burning stove
- * Three bedrooms
- * EPC rating E
- * Council tax band D
- * Deposit £1385.00

£1,200 pcm



Step Inside

Situated approximately 2.5 miles from the centre of the historic market town of Abergavenny, a well-presented three-bedroom semi-detached house. The property has recently been renovated and decorated in neutral tones throughout providing light and airy living accommodation with splendid views of The Blorenge Mountain. The front door opens into the kitchen fitted with a range of contemporary wall and base units with space for white good appliances. From the kitchen is the ground floor bedroom and lounge with feature wood burning stove. A door leads to the hallway with storage cupboard and cloakroom. To the first floor are two double bedrooms and newly fitted modern bathroom.

Step Outside

The cottage is approached via a shared access driveway which leads to the off -road parking area. A flagstone patio to the front of the property provides space for alfresco dining and has two small outbuildings, whilst the generous gardens to the side and rear have been mainly laid to lawn with the added benefit of a large wooden shed.

Location

A wide range of amenities can be found in Abergavenny including primary and secondary schools, independent shops alongside high street stores, several supermarkets, doctors', dentists', and a general hospital. There are good leisure facilities plus a cinema, theatre, library, numerous public houses, and many highly regarded restaurants both within the town and the surrounding villages. The area is well known for being the 'Gateway to Wales' and is on the doorstep of the breath-taking Brecon Beacons with the Monmouthshire & Brecon Canal a short distance away for beautiful walks. Abergavenny offers a bus station, mainline railway, and excellent transport links via the A465, A40, A449 and onto the M4/M5 and M50 motorway networks.

Services

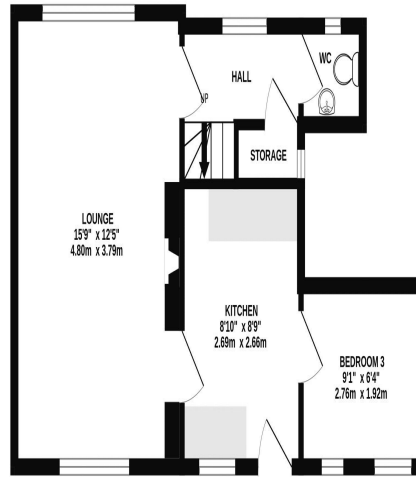
We understand that the property is on mains water, electric, septic tank drainage and has oil fired central heating.

Local Authority

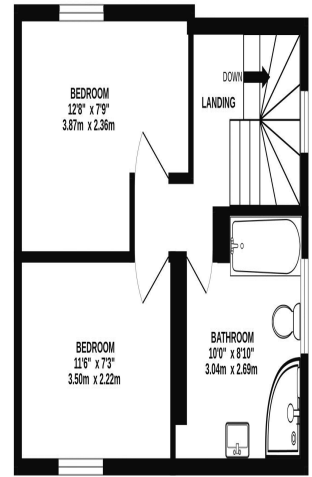
Monmouthshire County Council. Council Tax Band: Tax band D Please note that the Council Tax banding was correct as at date property listed.

Deposit: £1385.00

GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 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 Performance Certificate

To view the full EPC please visit:

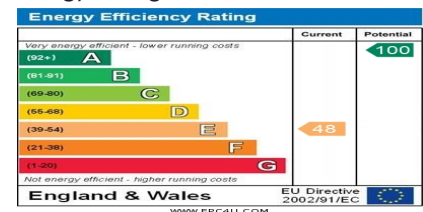
<https://find-energy-certificate.service.gov.uk/energy-certificate/9778-3932-6209-4667-1200>

Directions

At the Hardwick roundabout, take the A4042 towards Llanellen follow road for approximately 0.5 miles and 2 Hardwick Cottages will be found on the right-hand side.



Energy Rating



To book a viewing call 01873 859237

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