



51 Park Crescent

ABERGAVENNY | MONMOUTHSHIRE | NP7 5TH

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Situated in an established residential area less than a mile from Abergavenny town centre is this well presented four bedroom detached dormer bungalow. Thoughtfully extended by the current owners this property has a bright garden room which overlooks a large rear garden.

- Detached dormer bungalow in a popular residential area
- Four bedrooms, two of which are ensuite
- Large rear garden
- Driveway parking
- Within walking distance of Bailey Park and 1/2 mile from Abergavenny town centre

STEP INSIDE

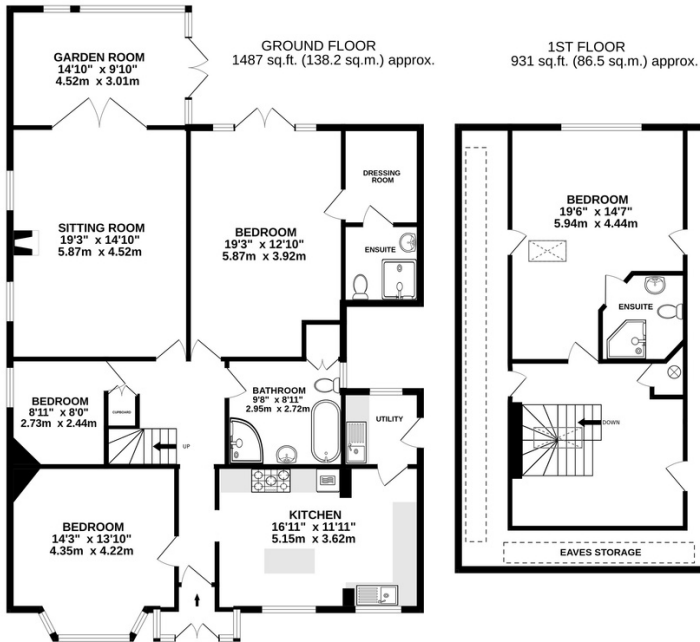
From the porch you enter into the hallway which provides access to the downstairs rooms. The accommodation comprises; kitchen with separate utility area, family bathroom with roll top bath and separate shower. Three bedrooms, one of which has double doors opening on to the rear garden with an ensuite and dressing room. A bright and spacious sitting room with double doors leading to the garden room which is being used as a dining area by the current owners. The stairs from the hallway lead to the first floor landing area which is currently being used as an office space, with a door off to a bedroom with ensuite.





STEP OUTSIDE

The property has a front garden with a driveway to the side which provides off road parking and side access through a gate to the rear of the property. The rear garden has a large lawned area with a raised area which is currently used for seating, a patio area and a separate gravelled area.



LOCATION

Park Crescent is in a popular residential area within a reasonable walking distance of Abergavenny town centre. 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 take the Pen-Y-Pound road (opposite Tesco) and turn right opposite Our Lady and St Michael's primary school onto Park Crescent. Proceed for approximately 0.5 miles and the property will be found on the left-hand side.

AGENTS 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 £575,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

C

SERVICES

We understand that there is mains electricity, gas, water and drainage.

Broadband:

Standard and superfast broadband available subject to providers terms and conditions.

Please make your own enquiries via:

<https://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>

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

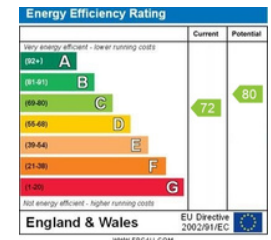
Band - E. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

COVENANTS

Title number CYM313690 - a copy of which is available from Parrys.

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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