



13 Station Road

ABERGAVENNY | MONMOUTHSHIRE | NP7 5HS

13 Station Road

A spacious semi-detached house tucked away on a no through road on the eastern side of Abergavenny. Located close to the train station and within easy access of Abergavenny town, the property boasts off road parking, a garage and a private rear garden. Being offered with no onward chain.

- Semi-detached dormer style house
- Within easy reach of Abergavenny Town and the train station
- First floor bathroom with three good sized bedrooms
- Garage and driveway
- Private rear garden
- No onward chain

STEP INSIDE

This dormer style house offers spacious family size accommodation comprising, entrance porch and hall, a light and spacious sitting/ dining room with large windows to the front and sliding doors to the rear, modern fitted kitchen with a breakfast bar, downstairs rear hall and W.C completes the ground floor accommodation. To the first floor the main bedroom offers wonderful views of The Blorenge Mountain, there are two further bedrooms and a family bathroom which has a bath and separate walk-in shower cubicle.





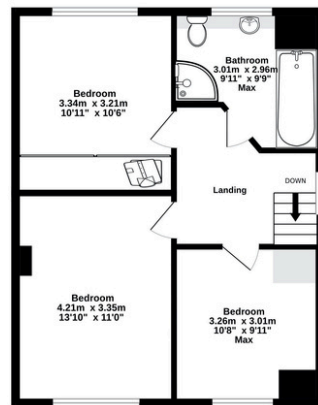
STEP OUTSIDE

Outside are front and rear gardens, a driveway and garage (which can also be accessed internally from the rear hall). The front garden is low maintenance and has a side gate which leads to the rear garden which is enclosed and private offering tiered planting areas with a wealth of plants and shrubs.

Ground Floor
67.8 sq.m. (730 sq.ft.) approx.



1st Floor
50.6 sq.m. (545 sq.ft.) approx.



TOTAL FLOOR AREA: 118.4 sq.m. (1274 sq.ft.) 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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LOCATION

Station Road is on the eastern fringe of Abergavenny and is conveniently located for easy access to the train station and road network. The historic town, known as 'the Gateway to Wales', is nestled between the Brecon, Sugar Loaf and Skirrid Mountains. Within a mile of the town centre are recreational walks through the beautiful countryside and along the Monmouthshire & Brecon Canal. Abergavenny offers a range of amenities including high street and independent shops, schools, doctors, dentists, a library, theatre and cinema. The town hosts regular markets and events throughout the year and the area is renowned for high quality restaurants within the town and surrounding areas. There are excellent road links for commuting with easy access to the A40/A449 for links to the M4/M5 and M50 motorways and the A465 for the Heads of the Valleys.

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 £350,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

C

SERVICES

We understand that there is mains electricity, gas, water and drainage connected to the property.

Broadband:

Standard and superfast fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach

Mobile:

Three and 02 likely indoors. EE, Three, 02 and Vodafone likely outdoors. Please make your own enquiries via Ofcom.

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.

TITLE

The house is registered under Title Number WA890690 - 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.

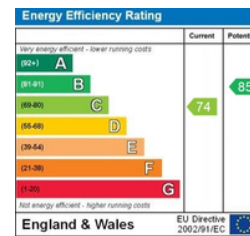
AGENTS NOTES

The following covenants apply:

- To contribute a fair proportion according to user of the cost of maintenance and repair of the service roadway and storm drains
- No trade business or manufacture of any kind whatsoever shall be carried out in the property
- Approval will be needed to erect a shed or any other outbuilding at the property

DIRECTIONS

From Abergavenny town centre head east out of town on the A40 Monmouth Road. Turn left signposted Station Road for the Train Station. Take the next right hand turning into St. Ronans and keep left along this on through road. The property can be found half way along this road on the left hand side.



Scan to view video of the house



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21 Nevill Street, Abergavenny NP7 5AA | Tel: 01873 858990 | abergavenny@parrys.com

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