



13 GAVENNY WAY

PEN Y PAL | ABERGAVENNY | MONMOUTHSHIRE | NP7 5LX

 parrys
Ahead of the curve

13 Gavenny Way

A modern mid terraced two bedroomed house located in an established residential area on the outskirts of Abergavenny town. Presented in neutral tones throughout this pleasant property is ideal for a first-time buyers looking to downsize or as an investment.

- Modern two bedroom mid terrace house
- Established residential area on the fringe of Abergavenny Town
- Parking and enclosed rear garden
- Offered with no onward chain



GROUND FLOOR

Half pitched storm porch with part glazed entrance door opening into the hall. From the hall are doors to the fitted kitchen with window to the front elevation and the sitting room/dining room with glazed doors opening to the enclosed rear garden.

FIRST FLOOR

Wooden stairs rise from the sitting room to the first floor, where there are two bedrooms, both with wooden flooring and built-in storage. A main family bathroom completes the first floor.





OUTSIDE

To the front is a single width driveway providing off road parking, there is a small area of front garden, predominantly lawn, with some mature shrub plants and path up to the front door. The rear garden has had a new wooden fence put up and offers the new owners potential to put their own stamp on the garden.

LOCATION

The property is less than a mile from the centre of the historic market town of Abergavenny, which 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 follow the A40 towards Morrisons and Bailey Park. At the 'T' junction turn right opposite the petrol station. Take the next left into Lower Monk Street. Continue on this road, passing over a mini roundabout. Take the next left into Gavenny Way.

What 3 Words: ///defender.retailing.unlisted

PRICE

£225,000

TENURE

Freehold.

TITLE

The house is registered under Title Number WA691317 – a copy of which is available from Parrys.

ENERGY PERFORMANCE RATING

C. To view the full EPC please visit the www.gov.uk

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

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

SERVICES

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

Broadband:

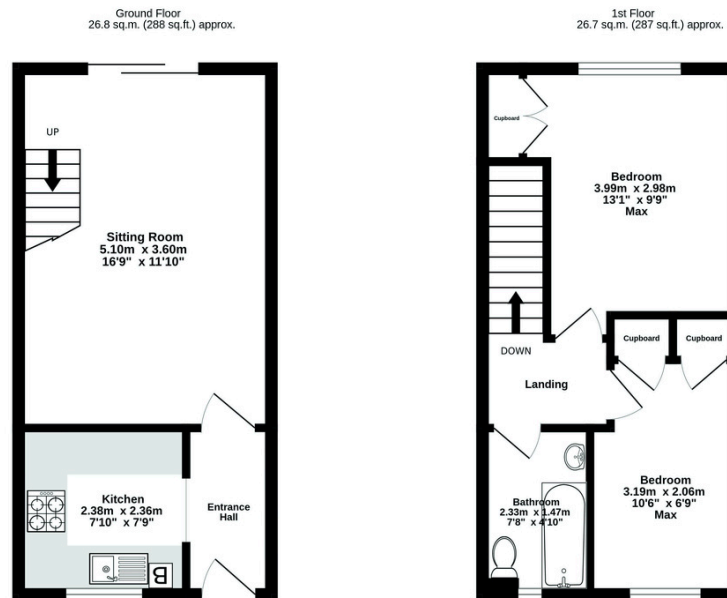
Ultrafast full fibre, standard and superfast broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach

Mobile:

EE and O2 likely indoors. EE, Three, O2 and Vodafone likely outdoors. Please make your own enquiries via Ofcom.

AGENT'S NOTES

Not to use the property for the purpose of any manufacture trade or business of any description. Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.

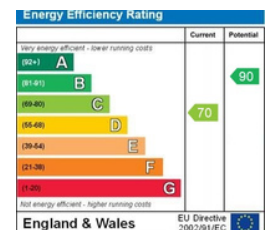


13 Gavenny Way, Abergavenny, Monmouthshire NP7 5LX

TOTAL FLOOR AREA: 53.5 sq.m. (576 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other details 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 architect, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaphor 12/2021



Scan to view video of the house





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