



22 MONMOUTH ROAD

ABERGAVENNY | MONMOUTHSHIRE



22 MONMOUTH ROAD

ABERGAVENNY | MONMOUTHSHIRE | NP7 5HH

FORMERLY A PUBLIC HOUSE, THIS DELIGHTFUL PROPERTY HAS BEEN CONVERTED BY THE CURRENT OWNERS INTO A SPACIOUS FAMILY HOME. RENOVATED TO A HIGH STANDARD THE PROPERTY IS SET IN A PRIME LOCATION WITHIN WALKING DISTANCE OF THE TRAIN STATION, BUS STATION AND THE EXCELLENT AMENITIES IN THE HISTORIC TOWN OF ABERGAVENNY. THE ACCOMMODATION IS OVER THREE FLOORS AND HAS THE BENEFIT OF OFF-ROAD PARKING FOR SEVERAL VEHICLES, A LOW MAINTENANCE PRIVATE GARDEN AND A USEFUL OUTBUILDING WHICH WOULD BE SUITABLE FOR A HOME OFFICE/STUDIO.

- 5 bedroom detached house within walking distance of the train station, bus station and the town's amenities
 - Fantastic location on the edge of the historic town of Abergavenny
 - Recently renovated and beautifully presented accommodation over three floors
 - 3 Reception rooms. 5 bedrooms, 4 bathrooms
- Off road parking for several vehicles and a detached outbuilding
 - Enclosed, private and low maintenance garden with views of the Bloreng
- Abergavenny Town Centre 0.3 miles • Crickhowell 6.5 miles •
• Monmouth 16 miles • Newport 18.3 miles • Chepstow 22.5 miles •
• Hereford 26.7 miles • Cardiff 31.2 miles • Bristol 39 miles •
• London 146.8 miles • Abergavenny Train Station 0.3 miles •
• Cwmbran Train Station 13 miles • Chepstow Train Station 22.5 miles •
• Bristol Parkway Train Station 34.3 miles •
• Cardiff Airport 43.8 miles • Bristol Airport 47.3 miles •
• Birmingham Airport 92.8 miles • (all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

22 Monmouth Road is situated in a prime location within a short walk of Abergavenny train and bus stations and the town centre. Abergavenny, a town known as the gateway to Wales, is located within easy access of the main road links to the A40, A449 and on to the M4/M5 and M50 motorway networks. The cities of Cardiff, Bristol and Hereford are all within an hour's drive and connections to main line trains, reaching London Paddington in under 3 hours, can be found at the railway station in Abergavenny just 0.3 miles from the property.

Abergavenny being just circa 6 miles from the border with England, is a thriving historic town which hosts the Annual Food Festival which attracts thousands of visitors every year as well as an indoor weekly market in the town centre. The town also offers a wide range of amenities such as doctors and dental surgeries, supermarkets, excellent primary and secondary schools, Nevill Hall Hospital and many high street and boutique shops.

The Angel Hotel in the centre of Abergavenny, is just a stone's throw from Abergavenny Castle and offers award winning afternoon teas. The well renowned Hardwick and The Walnut Tree are also located on the outskirts of Abergavenny. Surrounding the town is stunning countryside and there are beautiful walks of the Brecon Beacons National Park and the nearby Monmouthshire and Brecon Canal.

THE PROPERTY

Formerly a public house and believed to date back to circa 1890, this beautifully presented property has been recently converted into a contemporary spacious family home. This detached property has been renovated to a high standard by the present owners and is set in a prime location within walking distance of the Abergavenny train and bus stations and within a stone's throw of the town centre.

The current owners completed the renovations in 2019 and have cleverly designed the property to create spacious accommodation over three floors, with three reception rooms, five bedrooms and four bathrooms. Much thought has been put into this renovation and includes engineered oak and slate floors, old style and modern radiators, part under floor heating and stylish décor throughout.

The windows in the living area of the kitchen/dining/living room are coated with a privacy covering and the bi-fold doors from this room open on to the private garden to the side where you can sit and appreciate the views of the Bloreng.

Enter the property from the front door into the entrance hall which has a further stable style door with canopy porch to the rear parking area. From the hall you can access the snug, sitting room with wood burning stove, cloakroom and cloaks cupboard.

The open plan kitchen/dining/living room is a spacious family room with space for a large table, chairs and sofas. The kitchen area has fitted base and wall cupboards with integral dishwasher, oven, microwave, fridge/freezer, 1 ½ bowl stainless





steel sink and five ring gas hob with extractor hood over. The utility room has space and plumbing for a washing machine and tumble dryer and is fitted with cupboards and a work surface.

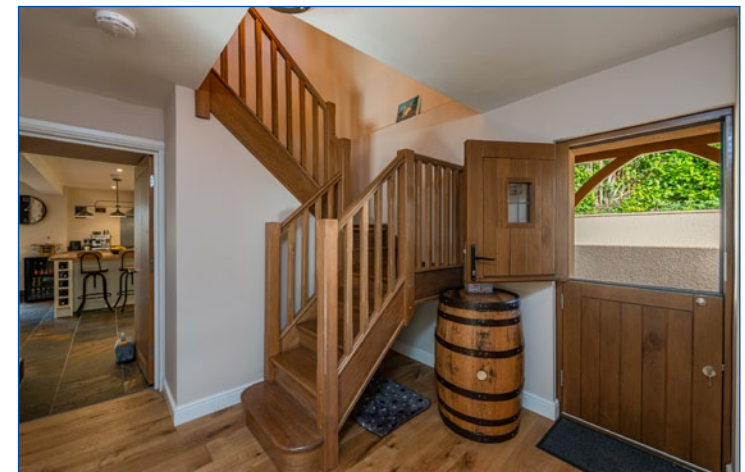
Stairs from the entrance hall lead to the first floor landing with access to the loft which has a pull down ladder to the part boarded storage space. From the landing there is access to a large storage cupboard.

The master bedroom suite has a dressing area and en-suite shower room with shower enclosure, low level W.C., and a pedestal wash hand basin. There is a family bathroom and three further bedrooms on this floor one having an en-suite shower room with shower enclosure, low level W.C., and pedestal wash hand basin. The stairs to the second floor lead to a further impressive master suite fitted with a bank of wardrobes and a dressing table and a door to the en-suite bathroom. The en-suite bathroom has a claw foot, roll top bath, shower enclosure, low level W.C., and pedestal wash hand basin.

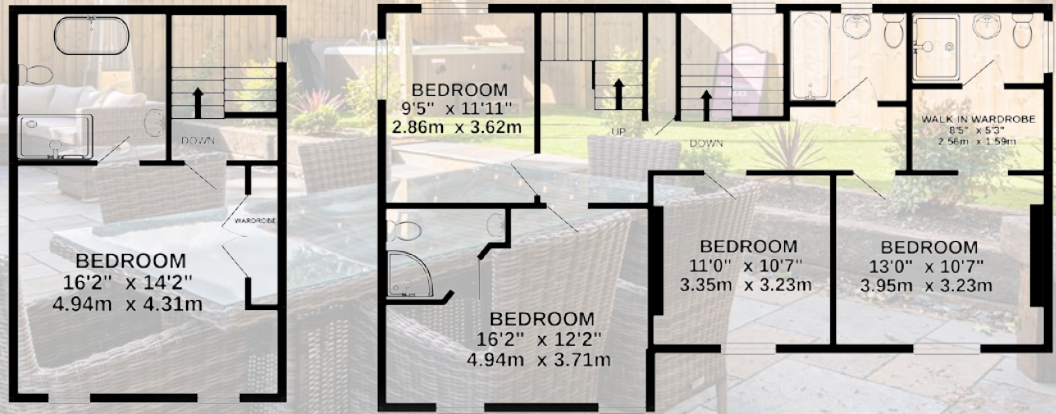
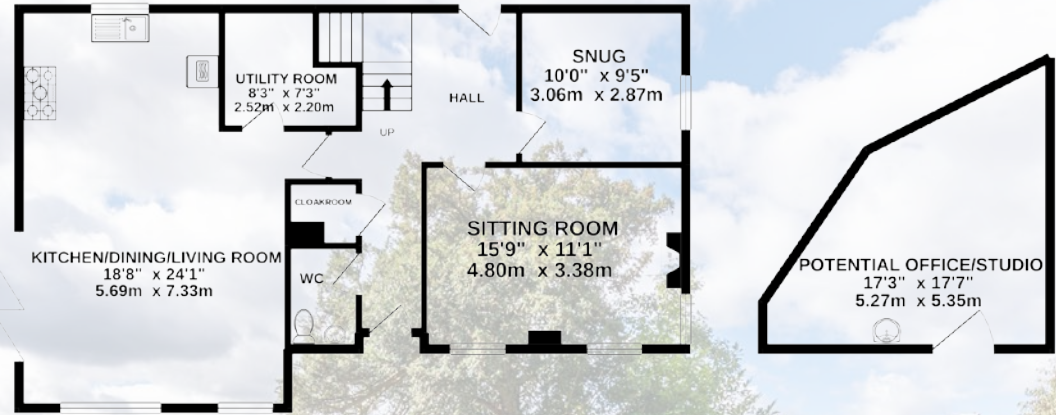
OUTSIDE

The property is approached via remote controlled electric gates on to the resin driveway which provides parking for several vehicles. This area is enclosed by stone and brick walling and has access to the detached outbuilding which is currently used for storage but could be utilised as a home office or studio, subject to any necessary planning consents. This outbuilding has power and light.

A wooden pedestrian gate leads from the parking area to the enclosed garden to the side of the house. The garden is mainly laid to patio with Brazilian slate. Steps lead from the patio area to the slightly raised artificial grassed lawn where there is a pergola which would be suitable for a hot tub or a covered seating area. The garden is private and sheltered by the neighbouring trees behind and has lovely views of the Blorengge.



FLOORPLAN



TOTAL FLOOR AREA 2328 sq ft (216.3 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.

Made with Metropix © 2020



KEY INFORMATION

Services: Mains electricity, water, gas and drainage.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

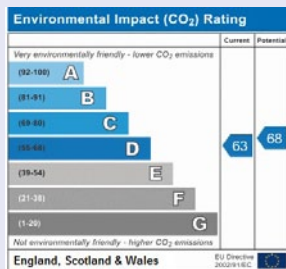
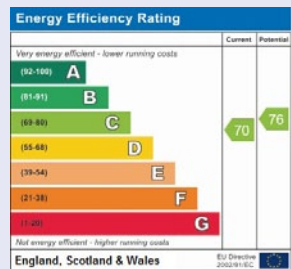
Council Tax Band: F

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From the Hardwick roundabout take the A40/Monmouth Road in to Abergavenny. Pass Station Road on your right. The driveway to the property will be on your right hand side immediately after the entrance to Belmont Road.

Postcode: NP7 5HH



Powells Chartered Surveyors Land & Estate Agents

Singleton Court Business Park Telephone: 01600 714140

Monmouth

Email: enquiries@powellsrural.co.uk

NP25 5JA

www.powellsrural.co.uk

IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that a l information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared September 2020.