



2 SPRINGFIELD ROAD

ABERGAVENNY | MONMOUTHSHIRE | NP7 5TD

P parrys
Ahead of the curve

WELCOME TO 2 SPRINGFIELD ROAD

A deceptively spacious three bedroom home in a sought after area of Abergavenny. The property has been lovingly updated to provide immaculate and thoughtfully designed interiors and a warm, welcoming feel throughout. Located within easy reach of Abergavenny town centre and with beautiful views of the Bloreng Mountain from the generous rear garden, which provides an ideal space for relaxing or entertaining.

KEY FEATURES

- Beautifully presented 3 bedroom semi detached home
- Stylish, modern interiors throughout
- Spacious sitting/dining room with sliding doors leading out to the garden
- Modern family bathroom plus additional ground floor WC
- Spacious rear garden with lawn and patio area
- Driveway parking and single garage
- Walking distance to local amenities



GROUND FLOOR

This welcoming property is perfectly laid out for modern family living. Enter through the porch into the hallway which provides access to the principal ground floor rooms. The generous dual aspect sitting and dining room enjoys excellent natural light, with sliding glass doors opening directly onto the garden and a focal feature fireplace adding warmth and character. Adjacent is the modern, well appointed kitchen, offering a range of units, a useful storage cupboard and a door leading to the rear porch. A modern downstairs WC completes the ground floor accommodation.









FIRST FLOOR

To the first floor are two double bedrooms and a further single bedroom, each enjoying good natural light. The main family bathroom is contemporary in design, featuring a freestanding bath and complemented by modern fittings and a calm, neutral palette.









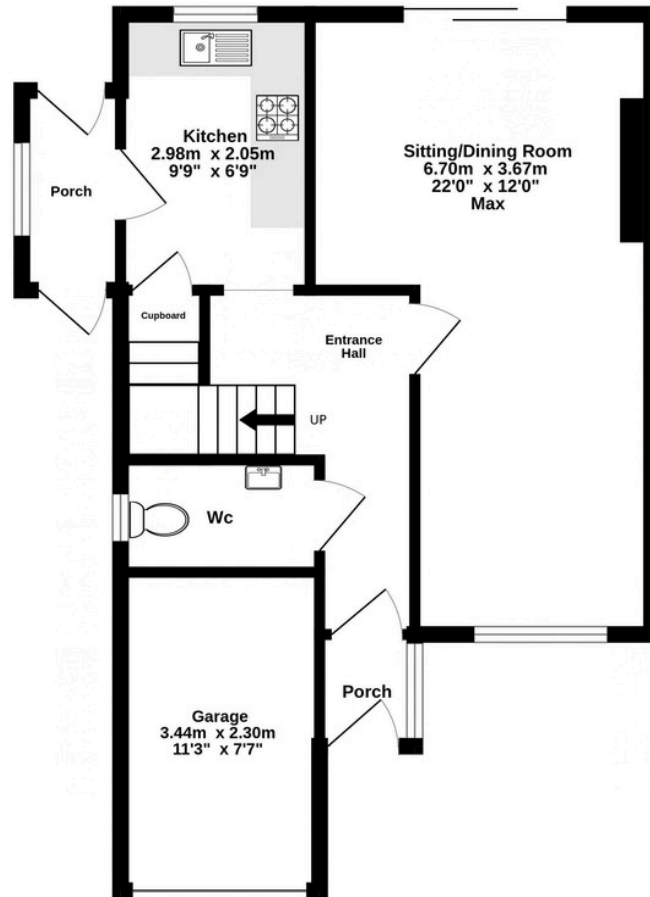
OUTSIDE

The driveway is accessed via low metal wrought iron gates which open onto the driveway and single garage. The front patio is set behind a low brick wall and mature hedgerow. A path leads to the side porch, giving access through to the rear garden which is predominantly laid to lawn, complemented by patio seating areas ideal for entertaining, mature planting and pleasant views towards the surrounding mountains.

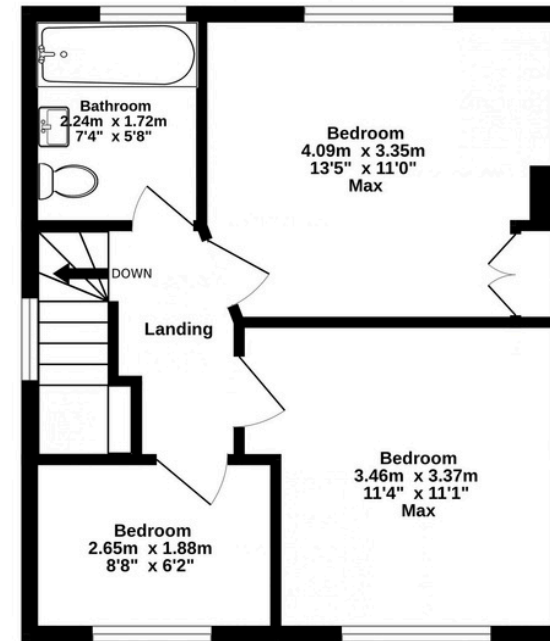




Ground Floor
47.3 sq.m. (509 sq.ft.) approx.

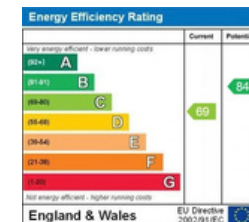


1st Floor
37.9 sq.m. (408 sq.ft.) approx.



TOTAL FLOOR AREA : 85.1 sq.m. (916 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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LOCAL AREA

Springfield Road is a short walk from Abergavenny town centre which offers a range of amenities including high street and independent shops, primary and secondary schools, doctors, dentists, a library, theatre and cinema. Abergavenny plays host to markets and events throughout the year, including the popular annual Food Festival, and the area is renowned for its range of 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. Abergavenny has a mainline railway station allowing access to local and national routes. London Paddington can be reached in less than 3 hours by train.

DIRECTIONS

Take the Hereford Road out of town towards Mardy. Turn left into Woodland Road and then take the left into Springfield Road. Number 2 will be on your right hand side.

What 3 Words: ///torso.chambers.nuzzling



INFORMATION

Guide Price: £300,000

Local Authority: Monmouthshire County Council.

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

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

Tenure: Freehold.

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

Broadband: Full fibre broadband available to order subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE and Three are good indoor and outdoor, 02 and Vodafone are good outdoors and variable indoors. Please make your own enquiries via Ofcom.

Title: The house is registered under Title Number CYM787266 – a copy of which is available from Parrys.

Agent's Notes: 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.



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