

PANDY, Nr. Abergavenny

This property is situated in the popular rural village community of Pandy, just off the A465 Abergavenny to Hereford road, these important local centres being approximately 6 miles and 17 miles distant respectively with their diverse range of amenities, Abergavenny having particularly good access to main routes and a Railway Station with regular services via Newport to London.

The spacious Semi-Detached Family Home
Located in a quiet backwater of this ever popular rural community



**“TY CROESO“
NO.49 WERNGIFFORD**

The property is constructed of brick, block-work and re-constituted stone with partial weather-boarded elevations standing under a felted and interlocking tiled roof. The accommodation, which is well-presented has the advantage of oil-fired central heating and u.P.V.C. double-glazing, it comprises:

On the Ground Floor: part glazed u.P.V.C. front door with leaded floral feature panel to

ENTRANCE with tiled floor, vertical blinds, one double panel radiator, electricity
HALL 11'5" x 4'7" meter cupboard and cloaks hanging space. Half glazed door to

HALLWAY
10'5" x 5'9"
(main area)

L-shaped having fitted blue patterned carpet, cloaks hanging space, one single panel radiator and two single power points. Stairs leading off with wrought iron screen.

CLOAKROOM

with shower cubicle having raised tray, "Galaxy Aqua 1000" electric shower, pedestal wash hand basin, tiled to rear, low flush 'Saniflow' type w.c., extractor fan and fluorescent lighting.

SITTING ROOM
15'3" x 11'8"

a pleasant room with outlook over the rear garden, green patterned carpet, vertical blinds, one double panel radiator with shelf over, T.V. aerial point, two double and one single power points. Double glazed patio doors to garden.

DINING ROOM
11'4" x 9'8"

with solid floor having fitted floral patterned carpet, large window overlooking the front garden. Vertical blinds, central heating roomstat, telephone point, one single panel radiator, one double and one single power points.

KITCHEN
11'8" x 9'9"

with quarry tiled floor, range of mid Oak raised and fielded panelled kitchen units comprising base units providing drawer and cupboard space, inset single drainer stainless steel sink unit having mixer tap, oatmeal coloured tiles to rear having feature kitchen motif tiles. Built-in "AEG" refrigerator, recess and plumbing for automatic washing machine, recess and point for electric cooker. "Boulter" oil-fired boiler and central heating control panel. Roller blind. Three double power points and one single panel radiator. Window overlooking the rear garden and fully glazed back door to the exterior.



Stairs to On the First Floor:

LANDING

with fitted carpet, telephone point and hatch to insulated roof space.

BEDROOM (1)
11'9" x 11'7"

A double room with a pleasant aspect over the rear garden, fitted green carpet, one single panel radiator and one single power point. Built-in wardrobe/cupboards with hanging and shelf space, pair of matching bedside cabinets and chest of drawers. Recessed built-in wardrobe.

BEDROOM (2) 11'9" x 11'4" Another double room with rear aspect, fitted pale blue carpet, one single panel radiator, telephone point and two double power points. Recessed wardrobe with hanging and shelf space.

BEDROOM (3) 10' av. x 9'8" A double room with front aspect, fitted green carpet, one single panel radiator, one double and one single power points.

BATHROOM with Beech grain patterned laminate flooring, three-piece blush pink suite of low flush w.c., cream fronted vanity unit with Marble effect surface and inset wash hand basin with mixer tap and tiled splash back and panelled bath with "Mira 88" mixer shower fitting, tiled to rear with shell motif tiles and fitted shower screen. Bathroom Cabinet with circular mirror. One double panel radiator. **Airing Cupboard** with cylinder having circuit from central heating and standby immersion heater.

SEPARATE TOILET with laminate flooring, low flush w.c. Louvre doored vanity unit with wash hand basin (h & c). Wall mounted Medicine Cabinet.

OUTSIDE The property is approached by a concrete driveway providing parking space adequate for two vehicles and leading to the Integral **COMPACT GARAGE/ WORKSHOP**, 11'6" x 8'11" having concrete floor, up and over door, wall cupboards, fluorescent lighting, power point and cold water tap. To the one side of the drive is a lawn area surrounded by herbaceous/Rose borders and featuring a wishing well. A concrete path leads past the side of the property with a raised border to one side and gives access via a side door to the rear of the premises. The easily managed rear garden, which backs onto open countryside has various paved patio areas, several raised flower borders and a screened area concealing the oil storage tank. There is a useful **Timber Garden Shed**, 8' x 6' approx. standing under a felted roof.

SERVICES Mains electricity, water and drainage are connected. Telephone (subject to British Telecom transfer regulations). Oil fired central heating.
None of the services, nor any of the fixtures and fittings included in the sale of the property and described in these sale particulars has been tested.

TENURE FREEHOLD

OUTGOINGS The property is banded in "Band D" for council tax purposes.

POSSESSION The property is currently un-occupied and Vacant Possession will be available upon completion.

VIEWING

Strictly by appointment through the Sole Agents:
NIGEL WARD & CO., Pontrilas, Herefordshire, Tel: (01981) 240140.

PRICE:

Offers in the region of £160,000 are invited.



IMPORTANT NOTICE Nigel Ward & Co. give notice to anyone reading these Particulars as follows:

- a. These Particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property.
- b. Any area measurements referred to are approximate only.
- c. The descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.