

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 Semi-Detached Family Home



NO. 6 GLAN HONDDU CLOSE

The property is constructed of brick, part roughcast and whitened standing under a felted and interlocking tiled roof. The accommodation, which is well-presented and has the advantage of oil-fired central heating and anodised aluminium double-glazing, comprises:

On the Ground Floor:

STORM PORCH. with fully obscure glazed front door and side panel to

HALLWAY with fitted carpet and one single power point. Stairs leading off.
6'9" x 4'11" av.

BATHROOM with fitted pink carpet, suite of cast iron bath (h & c) with "Gainsborough 7" electric shower over, shower rail and curtain, pedestal wash hand basin (h & c) and low flush w.c. Part tiled walls with floral feature tiles. One double panel radiator and towel rail.



SITTING ROOM 14' x 11'4" max. a pleasant room enjoying front aspect and having a large picture window overlooking the Monnow Valley to the hills beyond. Solid floor having fitted floral pattern carpet, feature re-constituted stone fireplace with all-night burning grate and Mahogany mantel shelf. One double panel radiator, two double power points, T.V. aerial point and telephone point.

Through to the **LIVING ROOM** 10'11" x 10'8" with solid floor having fitted carpet, brick and tile fireplace having all-night burning grate with back boiler connected to the central heating system, raised hearth and alcoves to either side. One double panel radiator and two double power points.



Open to the



KITCHEN 10'10" x 6'5" area having fitted check patterned kitchen carpet, range of Oak fitted kitchen units comprising base units providing drawer and cupboard space, Oak grain working surfaces having Oatmeal coloured tiles to rear, inset cream coloured sink unit with vegetable preparation bowl and mixer tap. Wall cabinet having leaded glazing, spice drawers and corner shelves. Cooker recess with "Tricity Bendix President" electric cooker. Two double power points and electric cooker panel.

Fully double glazed door to
PASSAGEWAY part paved and housing the "Trianco" oil fired central heating boiler.
17'2" x 3'9" max. Obscure glazed door to the exterior.

Leading off the passageway is the
UTILITY ROOM of timber construction under a felted roof, with double doors and
11'8" x 7'9" windows on three sides. There is a single drainer stainless steel sink unit
(h & c), four double power points and an electric cooker panel.

Stairs to On the First Floor:

LANDING with fitted rectangular floral patterned carpet, one double power point
10'11" x 3'2" and hatch to insulated roof space. Store Room off with restricted
headroom.

BEDROOM (1) 12'1" x 11'4"
A double room with a pleasant open front aspect over the Monnow Valley, fitted pale beige carpet, one double panel radiator and one single power point.



BEDROOM (2) 11'3" x 10'3"
Another double room with view to rear, fitted green carpet, one single panel radiator and one single power point. Airing Cupboard with lagged hot water cylinder having circuit from central heating and standby immersion heater, fitted slat shelving.

BEDROOM (3) a single room with rear aspect, fitted carpet and one single panel
6'9" x 6'6" radiator.

OUTSIDE The property is approached by a concreted path and is fronted by a level

lawn area with various shrubs. A concrete path leads past the side of the property where there is a useful covered firewood storage area and the 300 gallon oil storage tank. Steps lead up to a sloping lawn with



level patio area and there is a further small area of lawn beyond with an **Old Summerhouse**, 7'9" x 5'9", of timber and corrugated iron construction, at the very top of the garden. The front garden is bordered by a shared concreted pathway and a shared lawn area. Roadside parking is

available and convenient steps lead up from the roadside to the front of the property.

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 C" 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 £165,000 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.