

**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. 76 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 has been the subject of considerable recent improvement works, is well-presented and has the advantage of oil-fired central heating and almost completely recently installed u.P.V.C. double-glazing, it comprises:

On the Ground Floor:

**STORM PORCH.**

with part obscure glazed u.P.V.C. front door to

**HALLWAY**  
12' 1" x 3' 9"

with Oak grain patterned laminate flooring, Artexed ceiling, one double panel radiator, one single power point and telephone point. Wall mounted thermostat for central heating. Stairs leading off. Understairs Broom/Store Cupboard having tiled pattern laminate flooring, two wall-mounted shelves and electricity trip-board.

**UTILITY ROOM/  
CLOAKROOM**  
5' 4" (Average) x 4' 4"

with blue tile patterned laminate flooring, white low flush w.c and wash hand basin (h & c) with tiled splash back, towel ring and roll holder, one single panel radiator and one double power point. Plumbing for automatic washing machine. Obscure glazed double-glazed window.



**SITTING/  
DINING ROOM**  
20' x 10' 5"

a spacious room with large window having pleasant outlook over the front garden. Solid floor having fitted Oak grain patterned laminate flooring, fire recess with "Aarow Hamlet" multi-fuel stove and black tiled hearth, one double panel radiator, five single power points and T.V. aerial point. u.P.V.C.

French windows and glazed side panels overlooking and providing access to the rear garden.

Through to

**KITCHEN**  
9' 11" x 7' 4"

having beige ceramic tiled floor, range of fresh green wood-grain fronted kitchen units comprising base units providing drawer and cupboard space and having pale Terracotta coloured



mottled working surfaces. Inset single-drainer stainless steel sink unit with ¼ turn mixer taps, refrigerator recess with "Bosch" refrigerator for integration, wide cooker recess with "De Longhi Professional ES903" electric cooker having large fan oven and ceramic hob with five rings. Large stainless steel cooker hood/light over, flanked by double wall cupboards. Three double power points and electric cooker panel. Under-surface "Worcester Heatslave 15/19" oil-fired central heating boiler with integral programming panel. Wall-mounted chromed frame and hardwood feature shelf. u.P.V.C. window overlooking garden having split-cane blind. Half obscure-glazed back door to side of property and driveway.

Stairs with check pattern beige fitted carpet to  
On the First Floor:

**LANDING** 6'2" x 2'10" with fitted check pattern cream/beige carpet, hatch to insulated roof space.

**BEDROOM (1)** 10'8"(Average) x 9'1" A double room with a pleasant open front aspect towards the Skirrid Mountain, fitted pale beige carpet, Artexed ceiling, one single panel radiator and one single power point. Louvre doored Linen Cupboard with fitted slat shelving.

**BEDROOM (2)** 10'7" x 10'7" Another double room with views over farmland towards the surrounding hills, fitted pale beige carpet, Artexed ceiling, one single panel radiator and two single power points.

**BEDROOM (3)** 9'2" x 8'5" a single room with rear aspect, fitted pale beige carpet, Artexed ceiling, one single panel radiator and two single power points.

**BATHROOM** 7'8" x 5'9" with Oak grain patterned laminate floor, three-piece white suite of low-flush w.c. with hardwood seat and lid, pedestal wash hand basin with mixer tap and tiled splash back and panelled bath with white tiled surround, large plate glass hinged shower screen and "Triton T100XR" electric shower over. One single panel radiator with towel rail above.

**OUTSIDE** The property is approached by a Tarmacadammed surface driveway



providing parking for two vehicles and leading to the semi-detached single **GARAGE**, 16'8" x 9'3" of brick and re-constituted stone construction under a felted and interlocking tiled roof and having concreted floor, up and

over door, fluorescent lighting, two double power points and side personnel door. The property is fronted by a gravelled area with brick-edged beds planted with Yucca and Heathers. The easily managed rear garden, which backs onto open farm-land, comprises a pleasant level lawn with an herbaceous/shrub border at the rear and an area of decking just outside the French windows. A concreted pathway gives access around the garage to where the 1100 litre Oil Storage tank is situated.

<b>SERVICES</b>	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.
<b>TENURE</b>	<b>FREEHOLD</b>
<b>OUTGOINGS</b>	The property is banded in “Band C” for council tax purposes.
<b>POSSESSION</b>	The property is currently un-occupied and Vacant Possession will be available upon completion.
<b>VIEWING</b>	Strictly by appointment through the Sole Agents: <b>NIGEL WARD &amp; CO.</b> , Pontrilas, Herefordshire, Tel: (01981) 240140.
<b>PRICE:</b>	Offers in the region of £175,000 are invited.



(View From Upstairs)

- IMPORTANT NOTICE** Nigel Ward & Co. give notice to anyone reading these Particulars as follows:
- These Particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property.
  - Any area measurements referred to are approximate only.
  - The descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.