



Tregoide  
76 Chapel Road | Abergavenny | Monmouthshire | NP7 7BL

FINE & COUNTRY



# KEY FEATURES

---

- Beautiful family home located in a prime residential area
- Refurbished and extended to an exacting standard
- Views to the front towards the Bloreng Mountain
- Contemporary interior combined with 1930s features
- Stunning designer kitchen with neff integrated appliances
- Mandarin stone tiling throughout with underfloor heating
- Bifold window and doors to garden
- Set behind a sliding electric gate with ample parking and garage
- Level garden with patio, lawn and garden room
- Large garage recently constructed which could be re-purposed into an annexe (subject to planning) for multi generational use



# SELLER INSIGHT

---

“ Purchasing Tregoide in 2007 was a truly memorable experience, the excitement of our young family living in such a beautiful house in this location was an opportunity not to be missed.

As our family grew, we decided to extend Tregoide in 2010 with a double storey extension to the rear, following on we refurbished the front reception rooms in 2017 and then a major refurbishment from 2019 – 2022 which was complemented by extensive exterior remodelling of the rear to create a manageable, modern garden with extensive parking and a brand new garage.

We have loved living in this convenient location which provides easy walking into town together with the glorious countryside just a minute’s walk away in the opposite direction. Our children have all been educated at the renowned Cantref Primary School which is conveniently located within a few minutes walk.

We feel Tregoide can now start a fresh chapter in its history and we are confident its new owners will enjoy it just as much as we have in the past 17 years.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# OVERVIEW

---

Tregoide is a beautiful family home located in one of the prime residential areas on the Western fringe of Abergavenny town, recently nominated by the Sunday Times as one of the best areas to live. Set behind an electric gate, this 1930s detached house has been modernised and extended by the present owners creating a beautiful family home combining contemporary features and flare with 1930s features. Much thought has gone into ensuring the house retains its 1930s origins with engineered oak herringbone wood block floor, an 'Art Deco' style fire surround in the sitting room and original interior doors. The house has a natural flow and from the moment you enter through the front door, it is evident this is a well cared for and much loved family home. The entrance hall has a stunning parquet wood block floor, useful understairs storage cupboard, modern W.C. and access to the principal living rooms. To the left of the entrance hall is a delightful sitting room with window to the front and feature fire surround housing a coal effect gas fire. The wood block floor flows from the entrance hall through to the sitting room and the two further reception rooms situated to the right of the entrance hall. In contrast to the sitting room is a snug/family room with a modern log burning stove set into the wall with space to store logs below. This room is a comfortable snug, an ideal place for the family to watch television or enjoy a relaxed coffee whilst relaxing on the large sofa. Open plan through to another reception room which is presently configured as a study. Continue to the rear of the house where the 'wow' feature is provided by the contemporary designer kitchen/dining room which spans almost the width of the house. The kitchen has been designed with much attention to detail, to create a light and bright social space. The stunning kitchen is complimented by a quartz worksurface over, an island breakfast bar with useful storage cupboards under, built in cupboards and induction hob set into an alcove with extractor and lights over and an interesting bifold window which during the summer months, fully open will seamlessly bring the garden into the kitchen space. The kitchen is partially open plan to the dining room, with ample space for a large table and chairs and bifold doors opening onto the rear patio, a perfect room to either entertain or enjoy family meals. The ground floor is completed by a fitted utility room with space for appliances and a W.C.













# FIRST FLOOR

---

Rising from the entrance hall are the stairs to the first floor, the staircase has the original turned wooden balustrade, hand rail and newel post. The first floor offers 5 bedrooms including the principal bedroom with a beautiful en-suite shower room and superb views from the front towards the Blorenge Mountain. Located off the main landing are the principal bedroom, a good sized bedroom, again with views to the front, a bedroom with views to the rear and the impressive, contemporary family bathroom. The spacious family bathroom comprises a modern oval bath, a walk in shower and W.C. The white suite is contrasted with black fittings including a towel radiator. Continue to the inner landing where another good sized bedroom is located to the front and to the rear, a guest bedroom with views over the garden and en-suite shower room. The bathroom and en-suites all incorporate wet rooms and have all been installed within the last 2 years and finished to a high standard using mandarin stone tiles with underfloor heating.





# OUTSIDE

---

The front of the house is enclosed by a stone wall with a sliding electric gate set between stone pillars opening onto the driveway with ample parking for several vehicles. Adjoining the parking area is a low level brick wall, with miniature hedging, a lawn is set on a lower level. A path leads from the front of the house to the side access. The other side of the house, the tarmacadum driveway continues to the garage fitted with an electric vehicular roller door. Like the house, the interior of the garage has been finished to a high standard with a sink set into a cupboard to the rear and a W.C. A door to the rear of the garage leads to a storage/workshop area with a side access door to the garden. The rear garden has been landscaped and levelled, adjoining the rear of the house is a slate patio with a low level retaining wall. Steps lead up to the beautiful lawn bordered by cedar wooden fencing and laurel hedging. An electric vehicle charging point has been installed to the side of the property at the front.





To the rear of the garden is a pretty, contemporary Douglas Fir frame cedar clad garden room with bi fold doors leading onto a decked area with hot tub. The summer house is tastefully fitted and has been wired for SKY television and broadband. Air conditioning has been installed to both heat and cool the room according to the conditions. The rear garden offers views to the front, over the roof tops towards the Bloreng Mountain and to the rear towards the Deri.





## LOCAL AREA

---

Abergavenny offers a wide range of amenities including shops, primary and secondary schools, banks, doctors, dentists, library, theatre, cinema and local general hospital. The town has a leisure centre with indoor swimming pool and Abergavenny and the surrounding area is now well known for its many high quality restaurants and the annual Food Festival. Abergavenny has good road links for commuting via the A40/A449 to the M4, M5 and M50 motorways for Cardiff, Bristol and Birmingham and the A465 for Merthyr, Brecon and Hereford. Abergavenny also has a mainline railway station (within 5 minutes walk of the house) and a bus station.

**Directions:** From the centre of Abergavenny, take the A40 towards Brecon. Just after passing Station Road Doctor's Surgery on the right hand side, take the right hand turning into Chapel Road. Continue along Chapel Road, Treguide will be found on the right hand side just after the right hand turning into Linden Avenue.





# INFORMATION

---

**Price:** Offers in Excess of £1,250,000

**Local Authority:** Monmouthshire County Council

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

**EPC Rating:** C

**Tenure:** Freehold

**Services:** We are advised that mains electricity, gas, water and drainage are connected to the property. Gas fired central heating system.

**Broadband:** Fibre to house installed. Superfast and standard broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach

**Mobile:** O2 Voice data is likely inside. EE, Three, Vodafone and O2 are likely both indoor and outdoor. Please make your own enquiries via Ofcom.

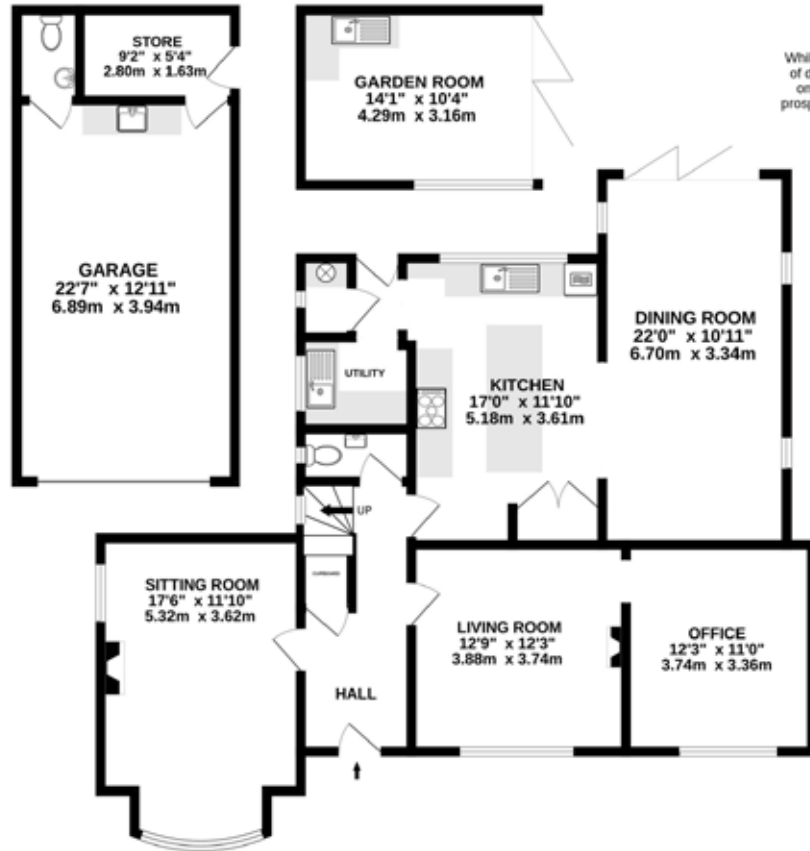
**Agent's Notes:** There is a Tree Preservation Order on the Oak Tree in the front garden.

**Covenants:** Title Number - WA833470. A copy of which is available from Fine & Country.

**Fixtures and Fittings:** Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

---

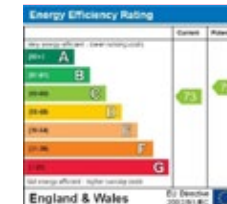
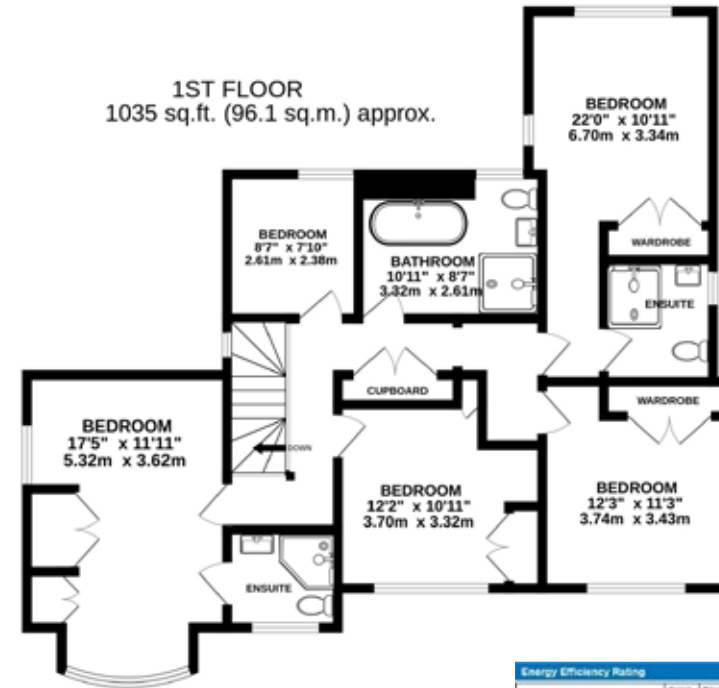
**GROUND FLOOR**  
1619 sq.ft. (150.4 sq.m.) approx.



**TOTAL FLOOR AREA : 2654 sq.ft. (246.5 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 ©2023

**1ST FLOOR**  
1035 sq.ft. (96.1 sq.m.) approx.



Scan to view video of the house



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed. 30.1.2023  
Copyright © Fine & Country (Monmouthshire) LLP | Registered Office: 21 Nevill Street, Abergavenny NP7 5AA | Registration Number: OC426706



# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*

THE FINE & COUNTRY  
FOUNDATION



## BEN WATKINS

PARTNER MNAEA MARLA

Fine & Country Abergavenny & Crickhowell  
Office: +44(0)1873 736 515  
Mobile: +44(0)7718 491568  
E-mail: [ben.watkins@fineandcountry.com](mailto:ben.watkins@fineandcountry.com)

Ben started his career in lettings before transferring over to property sales when he was asked to head up an office in Monmouthshire. As a business, we pride ourselves on the quality of our marketing, our attention to detail, passion for customer service and our experience not only to find a buyer for a property but to see the transaction through to completion. Estate Agency is a changing world, we are very forward thinking, embrace change and strive to be ahead of the curve. Being part of Fine & Country offers the best of both worlds – a global company with outstanding marketing and social media presence combined with intimate knowledge of the local area and a showroom situated in a prime location in Abergavenny. Outside of the business, my leisure time is spent running up a local mountain, in the gym or enjoying outdoor activities with my two young children.



## HEATHER COOK

PARTNER MNAEA AssocRICS

Fine & Country Abergavenny & Crickhowell  
Office: +44(0)1873 736 515  
Mobile: +44(0)7809 832 528  
E-mail: [heather.cook@fineandcountry.com](mailto:heather.cook@fineandcountry.com)

Heather started her estate agency career in the 1990s. In 2004 Heather joined an estate agency in Abergavenny which held the Fine & Country Licence for the Abergavenny and Crickhowell area. Within a short space of time, Heather purchased her business Partner's shares and she and her team have grown the brand over the past 18 years. Heather is passionate about the business and enjoys working with sellers and buyers from the very beginning of their journey until the keys are finally handed over. Heather loves property.... whether a beautiful period townhouse, a contemporary home or a rural property with land. Heather enjoys the outdoors, walking her dogs through the beautiful countryside of the Brecon Beacons National Park and also, practicing yoga, going open water swimming and more recently, learning to paddleboard.



follow Fine & Country Abergavenny & Crickhowell on



Fine & Country Abergavenny & Crickhowell  
21 Nevill Street, Abergavenny, Monmouthshire NP7 5AA  
+44(0)1873 736 515 | [abergavenny@fineandcountry.com](mailto:abergavenny@fineandcountry.com)

