



THE LAURELS

Chapel Road | Abergavenny | Monmouthshire | NP7 7DR

FINE & COUNTRY

KEY FEATURES

- Well presented and spacious Victorian house
- Traditional features and much character
- Contemporary Orangery with brick and glazed link
- Fabulous lower ground floor kitchen/dining room with door to terrace
- South facing garden with views towards the Bloreng Mountain
- Favoured Western side of Abergavenny town
- Driveway with ample parking





DOWNSTAIRS

Ground Floor

Stone steps, with a superb view towards the Blorenge Mountain, lead to the front porch entrance door with an attractive stone arch housing the double wooden doors with glazed panels. A second set of panel glazed doors lead into the main hallway with tessellated floor, stairs to the first floor, stairs to the lower ground floor and doors to both reception rooms, located either side of the hall.

The sitting room is positioned to the front of the house with windows to the front and side which flood the room with light, a fireplace with marble surround and mantle with cast iron grate set on a slate hearth provides a focal point and features including coving and ceiling rose are in keeping with the Victorian era. On the opposite side of the hall is a second reception room with two sash windows affording views across the garden towards the Blorenge Mountain and an attractive fireplace. A stripped wooden door with stained glass detail leads to the part glazed link to the Orangery. The contrast between the two Victorian reception rooms with the modern glazed and metal orangery give this beautiful home a real 'wow' factor. The Orangery affords views across the garden towards the Blorenge Mountain and for the cooler evenings, a wood burning stove provides warmth. A door leads from the Orangery down steps to a private terrace, also accessed from the dining area and to the garden and seating areas beyond.





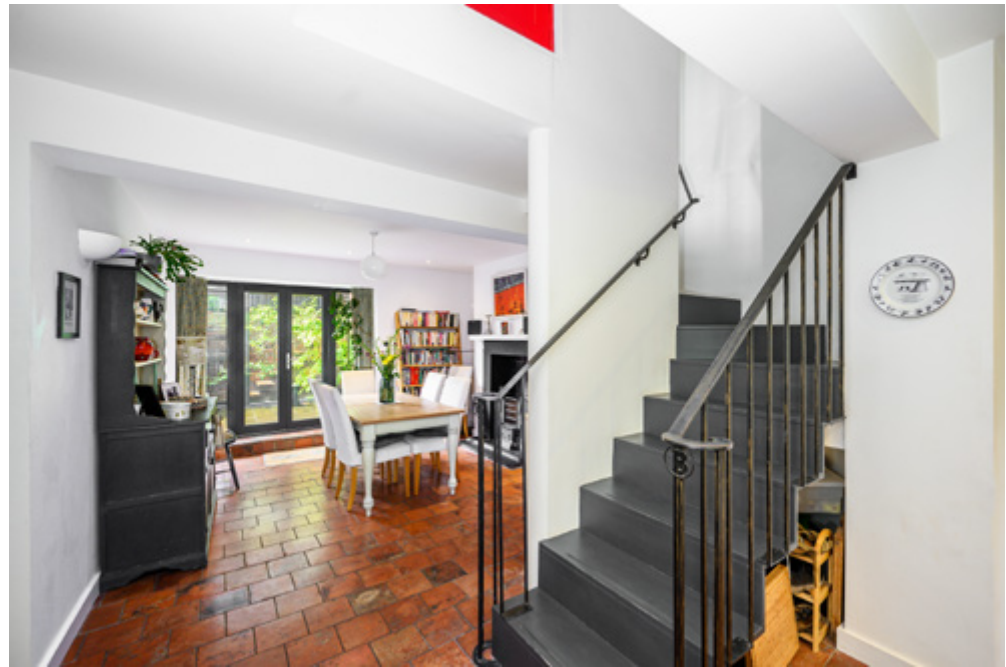
DOWNSTAIRS

Lower Ground Floor

The substantial kitchen and dining room are located on the lower ground floor which can be accessed via a staircase from the entrance hall, from the private terrace adjoining the orangery or via a back door. The kitchen has been thoughtfully designed to not only be a functional kitchen but retaining much of the character of the era, including the original cast iron range. The kitchen is fitted with modern wooden painted cupboards with stone composite work surface over, appliances include a stainless steel range cooker and dishwasher. To either side of the original range and chimney breast are fitted full length cupboards with glazed doors to the top. A quarry tiled floor, which continues through to the dining room, is another interesting original feature. The kitchen is open plan to the dining room, with its original cast iron fireplace and double glazed doors to a private stone terrace and access to the steps to the orangery. Beyond the kitchen and dining room is a useful walk in pantry/utility area and shower room with W.C. A door to the outside is located to the far side of the lower ground floor.







UPSTAIRS

First Floor

Stairs lead from the entrance hall to the first floor landing. The original staircase has turned balustrade and newel post and the original handrail. Located on the first floor, either side of the landing, are two bedrooms, a modern bathroom and separate W.C. The larger of the two bedrooms is located to the front of the house with dual aspect windows and a period fireplace. The second bedroom on the first floor offers superb views towards the Blorenge Mountain. A staircase leads to the second floor.

Second Floor

Located on the second floor are two further bedrooms, the bedroom to the rear with views towards the Blorenge Mountain, one of the bedrooms has a range of fitted wardrobes.



OUTSIDE

The driveway, framed with stone pillars, leads to a gravelled driveway with ample parking. The south facing gardens lie to the front, side and rear of the house, to the rear there are superb views towards the Bloreng Mountain. The front garden is shielded from the road with mature high hedges, the gardens are both aesthetically pleasing as well as productive, with mature plants, trees, well stocked beds and a vegetable garden. The garden is one of the features of the property with an emphasis on leisure and enjoyment with terraces to sit and enjoy the views and entertain. Or simply, enjoy a tranquil space to read a book. A summer house is a welcome 'hideaway' and timber outbuildings provide useful storage. The original stone 'Ty Bach' is located to the far rear of the garden.

Parking: Ample parking on private driveway.











LOCAL AREA

Abergavenny is an historic town located on the banks of the River Usk and known as 'the Gateway to Wales'. The town is nestled between the Blorenge, Sugar Loaf and Skirrid Mountains and within a mile of the town centre are recreational walks through the beautiful countryside and along the Monmouthshire and Brecon Canal. A wide range of local amenities include shops, primary and secondary schools, banks, doctors, dentists, a library and a general hospital. Abergavenny has a leisure centre with swimming pool, a cinema, theatre and the area is well known for its many high quality restaurants. The town has a mainline railway station and good road links for commuting; the property is situated within easy reach of the commercial centres of south Wales via the Heads of the Valleys road and the A40/A449 linking to the M4, M5 and M50 motorways for Cardiff, Bristol and the Midlands.

Directions: From Abergavenny town take the Brecon Road. After passing Station Road Doctors' Surgery on the right hand side, take the next right hand turning into Chapel Road. Go along the road, through the speed restricted area and the property can be found on the left hand side.

INFORMATION



Price: Offers in Excess of £800,000

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: D

Tenure: Freehold

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

Broadband: Standard and superfast broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE, Three, O2 and Vodaphone limited indoors but likely outdoors. Please make your own enquiries via Ofcom.

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.

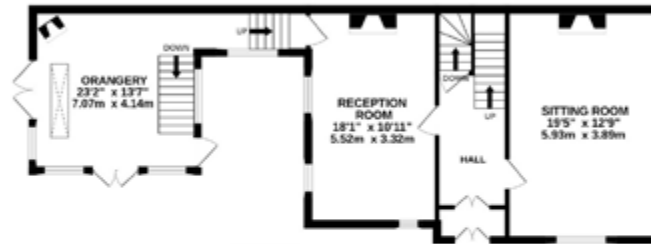
Title: CYM287530. A copy of which is available from Fine & Country.

Agent's Notes: There is lapsed planning consent for a garage DC/2015/01168. Solar panels are fitted to the outbuildings and there is an EV charger for an electric vehicle.

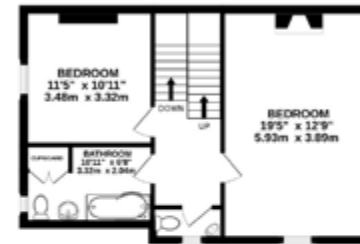
LOWER GROUND
527 sq.ft. (48.9 sq.m.) approx.



GROUND FLOOR
688 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
546 sq.ft. (51.0 sq.m.) approx.



2ND FLOOR
448 sq.ft. (41.5 sq.m.) approx.

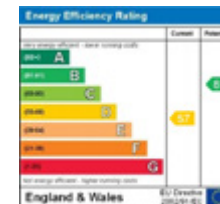


THE LAURELS, 83 CHAPEL ROAD, ABERGAVENNY, NP7 7DR

TOTAL FLOOR AREA : 2423 sq.ft. (225.1 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.
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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

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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

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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.



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