

# CHRISTIE

R E S I D E N T I A L



## 80 UNION ROAD WEST, ABERGAVENNY, NP7 7RH

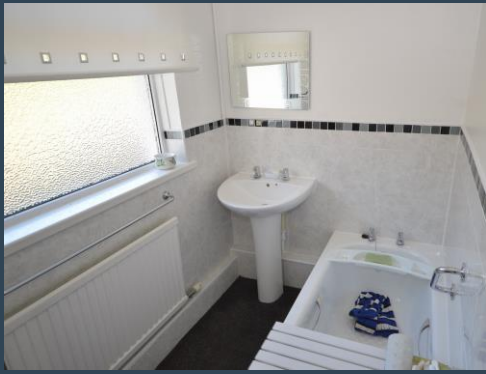
A two bedroom, semi-detached dormer bungalow conveniently located within easy reach of Abergavenny town centre, Nevill Hall Hospital and the walks of Castle Meadows. Benefits include front and rear gardens, off road parking and no onward chain.

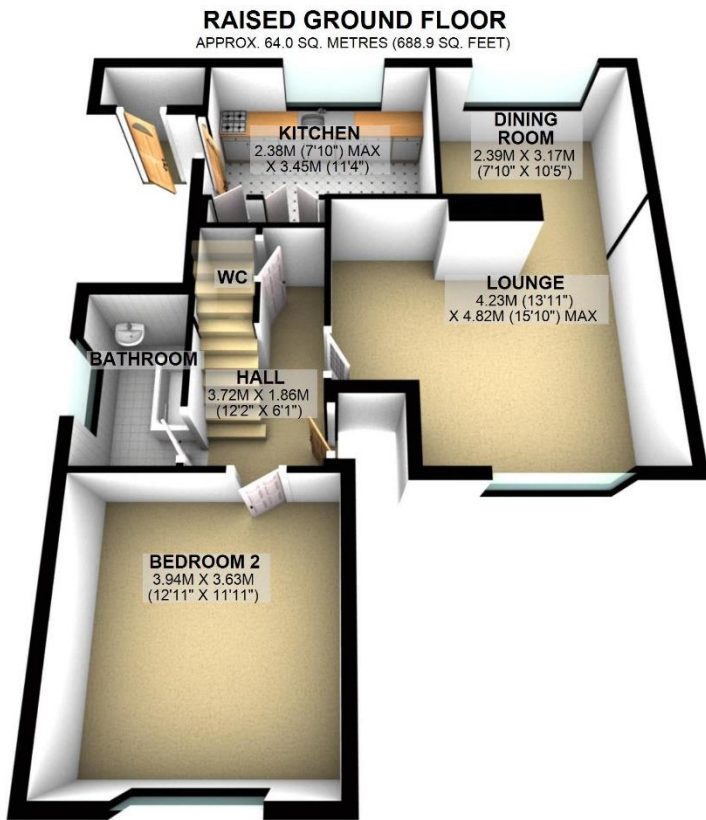
- Two Double Bedrooms
- Lounge & Dining Room
- Fitted Kitchen
- Bathroom & WC
- Driveway & Garage
- No Onward Chain

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PRICE                      £290,000

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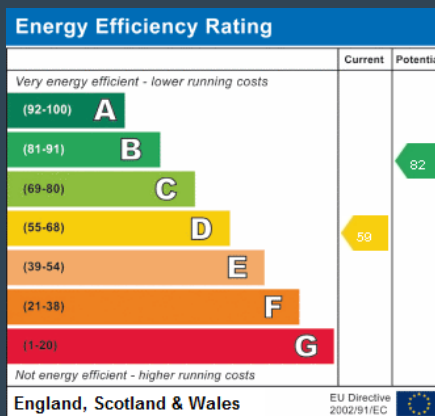
**LOWER GROUND FLOOR**  
APPROX. 17.6 SQ. METRES (189.0 SQ. FEET)



**FIRST FLOOR**  
APPROX. 21.7 SQ. METRES (233.4 SQ. FEET)



TOTAL AREA: APPROX. 103.2 SQ. METRES (1111.4 SQ. FEET)



# CHRISTIE

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## ABOUT THIS PROPERTY

A well cared for and spacious two-bedroom dormer style bungalow located close to Nevill Hall Hospital on the favoured western edge of Abergavenny. The property is conveniently located a short distance from beautiful walks along the River Usk which lead to the delightful Castle Meadows and the main town centre, some half a mile away. The property is set well back from the road and from the lawned front garden there are steps leading up to the main front entrance door. Alternatively, there is a gently sloping pathway to the side which leads to the recessed and gated rear porch with side entrance door which opens to the kitchen. The accommodation comprises a double bedroom, bathroom, kitchen, dining room and lounge on the ground floor with a further 18' double bedroom on the first floor. This uniquely styled property is flooded by natural light throughout via the large double glazed windows and also benefits from full gas-fired central heating. Outside there is an enclosed and lawned garden at the rear and to the front the added benefit of an under-house garage with light and power with further driveway parking for another vehicle. Please note the adjoining property previously converted the first floor bedroom into two bedrooms and a bathroom via the addition of a large dormer to the rear and so the same could conceivably be accomplished with this property, subject to the usual planning consents. Offered for sale with no onward chain.

## ABOUT THE LOCATION

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenge and the Sugar Loaf mountains, Abergavenny is known as the 'Gateway to Wales'. It is situated twelve miles from the English border and just south of the Black Mountains in the Brecon Beacons National Park. Steeped in history Abergavenny was originally a Roman Fort then a medieval walled town. It is now a market town with arguably more life than nearby Usk and Monmouth. It offers a wide range of amenities with major supermarkets, weekly retail and farmers markets, a high street comprising of recognized chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. Its location means that Abergavenny acts as the major transport hub for the area. The railway station allows easy access to anywhere on the rail network. The A465, Heads of the Valleys Road is one mile out of town with the M50 / M4 a further 25 minutes away.

## DIRECTIONS

From our office on Cross Street (NP7 5EU), follow the road to the end and bear right past the Market Hall into Market Street. Follow to the T-junction and turn left into Lion Street and then right into King Street. At the junction with Park Road (A40) turn left and follow for approximately half a mile, crossing over a roundabout and passing the BP petrol station on your left before taking the second left into Union Road West where the property will be found 80 metres along on the left hand side.

## USEFUL INFORMATION

**COUNCIL TAX:** Band D. The local authority is Monmouthshire County Borough Council – 01633 644644

**SERVICES:** We understand that mains gas, electricity, water & sewerage are connected to the property.

**TENURE:** We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

**VIEWING:** Strictly by prior appointment via CHRISTIE RESIDENTIAL on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, CHRISTIE RESIDENTIAL.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Please be aware that neither CHRISTIE RESIDENTIAL nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, CHRISTIE RESIDENTIAL have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via CHRISTIE RESIDENTIAL, as owners' agents.