

CHRISTIE

R E S I D E N T I A L



122 ST. HELEN'S ROAD, ABERGAVENNY, NP7 5UU

A delightful three bedroom Victorian mid terrace house located a popular residential road a short walk from Abergavenny town centre. The property is offered in excellent order throughout, and further benefits from off road parking and a low maintenance rear garden.

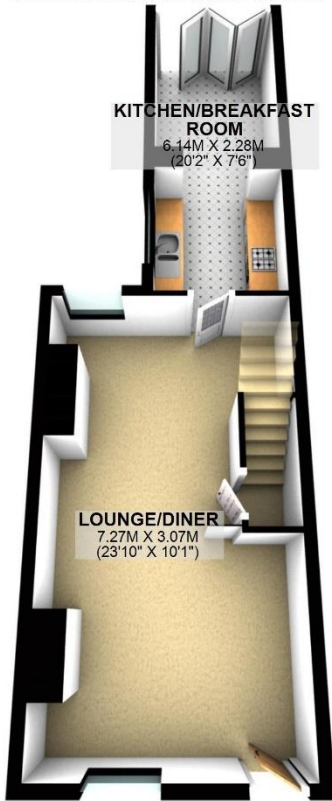
- Victorian Terraced House
- Three Bedrooms
- 23' Lounge/Diner
- Kitchen/Breakfast Room
- Four Piece Family Bathroom
- Popular Residential Location

PRICE £290,000



GROUND FLOOR

APPROX. 43.2 SQ. METRES (465.4 SQ. FEET)



FIRST FLOOR

APPROX. 42.0 SQ. METRES (452.3 SQ. FEET)



SECOND FLOOR

APPROX. 17.6 SQ. METRES (189.0 SQ. FEET)



TOTAL AREA: APPROX. 102.8 SQ. METRES (1106.7 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		82
69-80 C		
55-68 D	64	
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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ABOUT THIS PROPERTY

A beautifully presented and substantially improved three bedroom Victorian terraced house situated in St. Helen's Road, an established residential area a short distance from the wide-ranging amenities of Abergavenny town centre and the riverside walks of Castle Meadows. The property has been extended by the current owner to provide generous ground floor accommodation comprising a lounge/diner with feature fireplaces and oak flooring, and modern kitchen/breakfast room with vaulted ceiling, skylights and bi-fold doors to the rear garden. On the first floor there are two double bedrooms and a beautifully appointed four-piece family bathroom with separate shower. In addition, the loft has been converted to provide a third bedroom with various fitted cupboards and under-eave storage. The attractive garden is designed for low maintenance with two seating areas offering views towards the Bloreng Mountain, leading to timber storage shed and parking for one car.

ABOUT THE LOCATION

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Bloreng and the Sugarloaf 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 markets, a high street comprising of recognized chains and local department stores, leisure centre, a number of churches and Neville 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 Monk Street north to the traffic lights. Turn left into Park Road and continue through the town taking the fourth available left turn into Commercial Street. Take the first right into St Helens Road whereupon the property can be found on the right hand side just before the end of the road.

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.

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.