

# CHRISTIE

R E S I D E N T I A L



## 24 CHAPEL ROAD, ABERGAVENNY, NP7 7DW

A well located two double bedroom Victorian house located within easy reach of Abergavenny town centre. Affording generous accommodation throughout including lounge and separate dining room, the property is offered with no onward chain.

- Victorian Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Recently Re-Fitted Shower Room
- Fitted Kitchen
- No Onward Chain

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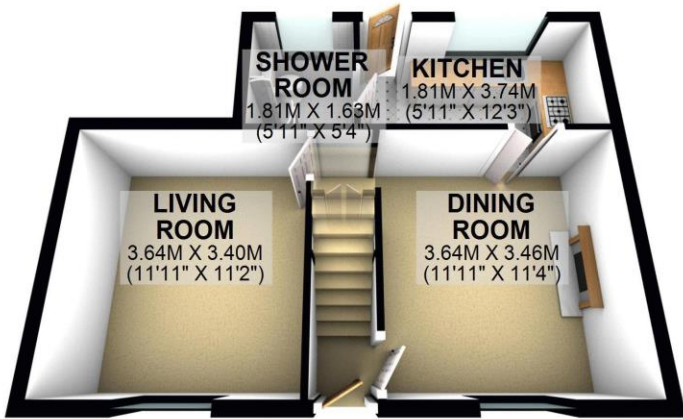
PRICE                      £199,950

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### GROUND FLOOR

APPROX. 39.3 SQ. METRES (423.2 SQ. FEET)



### FIRST FLOOR

APPROX. 28.6 SQ. METRES (308.1 SQ. FEET)



TOTAL AREA: APPROX. 67.9 SQ. METRES (731.3 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

# CHRISTIE

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## ABOUT THIS PROPERTY

Situated in the heart of the western side of Abergavenny within easy reach of the town centre, this two double bedroom, double fronted Victorian property affords generous proportions throughout. The accommodation comprises of two comfortable reception rooms, separate fitted kitchen and a recently re-fitted shower room on the ground floor, with two double bedrooms with fully fitted wardrobes offering plenty of storage on the first floor. In addition there is a paved courtyard providing at the back of the property providing rear access. Additional benefits include double glazing, gas central heating, and a replacement roof in 2021. This is an ideal opportunity for first time buyers, whilst also suitable for those downsizing or seeking to invest in a buy to let property. Offered 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, popular bi-weekly, a high street comprising of recognized chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. The town also offers a rich and vibrant range of cultural options including the Borough Theatre which offers an all year round programme of professional and amateur events, the Chamber Music Society and the annual Abergavenny Writing Festival. 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. Furthermore there is a large bus station with an extensive range of routes to neighbouring towns and villages and as far afield as Cardiff. For further information on school catchment areas and community provisions go to [www.monmouthshire.gov.uk](http://www.monmouthshire.gov.uk) or call 01633 644488.

## 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 left into Lion Street. Follow the road as it turns into Frogmore St (main shopping area). After 300 yards bear left at the T junction and carry on before taking the 2nd right into Chapel Road. The property can be found on the right 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

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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.