

CHRISTIE

R E S I D E N T I A L

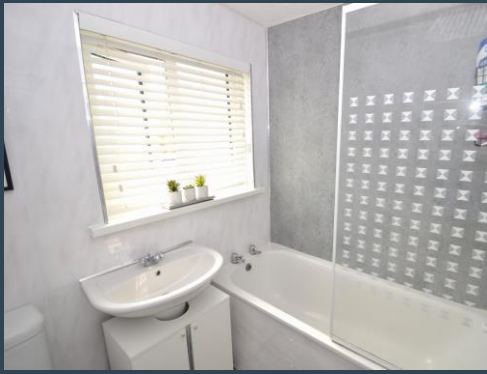


130 UNDERHILL CRESCENT, ABERGAVENNY, NP7 6DT

A three bedroom end-terraced home located on a corner plot in a residential area on the northern edge of Abergavenny. Recently refurbished the property benefits from well proportioned accommodation including a super kitchen/dining room, and generous gardens to the front rear and side.

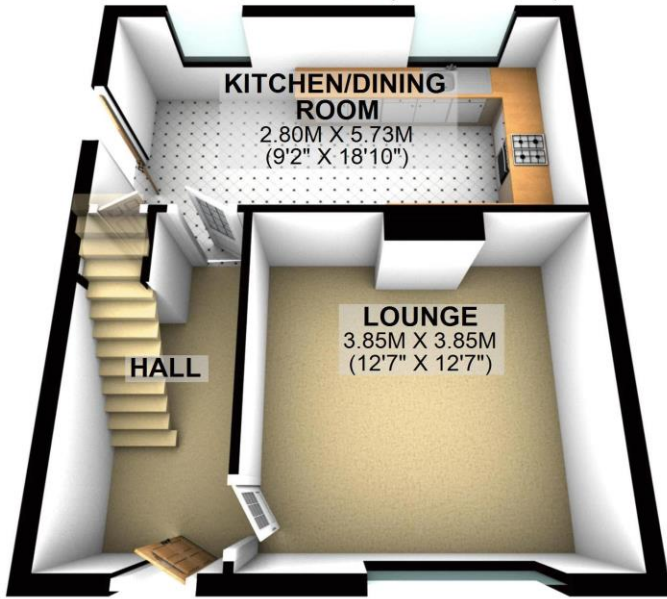
- Three Bedroom End Terrace
- Recently Refurbished
- Corner Plot
- Lounge
- Kitchen/Dining Room
- Re-Fitted Family Bathroom

PRICE £208,000



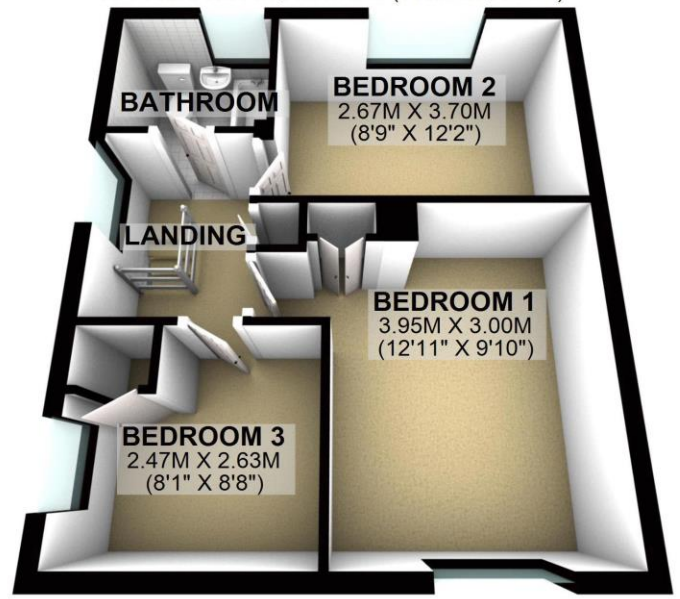
GROUND FLOOR

APPROX. 38.7 SQ. METRES (416.5 SQ. FEET)



FIRST FLOOR

APPROX. 38.6 SQ. METRES (415.2 SQ. FEET)



TOTAL AREA: APPROX. 77.3 SQ. METRES (831.7 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

CHRISTIE

R E S I D E N T I A L

ABOUT THIS PROPERTY

A refurbished three bedroom end-terraced house occupying a generous corner plot in a residential road on the northern fringes of Abergavenny. The property affords genuinely family-sized accommodation with the ground floor comprising of a welcoming entrance hall, front facing lounge, and a stylish kitchen/dining room. Upstairs there are two double bedrooms, a single bedroom and a smartly presented family bathroom. The property is set back behind a large turfed front garden, there is also a good sized garden to the side with areas of lawn and paved patio with splendid views across Abergavenny towards the Blorenge Mountain. In addition, there is an area of hard standing to the immediate rear of the house leading to a number of useful brick-built storage units with potential to convert into outside office space. This outstanding property offers well balanced family accommodation in excellent condition, and is conveniently located for local schools and amenities.

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 or call 01633 644488.

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 third right turn into Pen Y Pound. At the traffic lights go straight over and into Old Hereford Road. Follow the road for half a mile before taking the second left after the school into Underhill Crescent

USEFUL INFORMATION

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

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1000 Mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

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.