

# CHRISTIE

R E S I D E N T I A L



## DERI MEWS, 30 PEN Y POUND, ABERGAVENNY, NP7 7RN

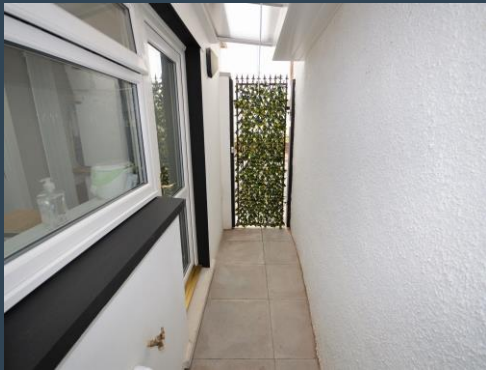
A superbly refurbished one bedroom period cottage conveniently located a short walk from Abergavenny town centre. Finished to the highest standard the property benefits from an 18' lounge/diner, separate fitted kitchen and a contemporary en-suite bathroom.

- Victorian Period Cottage
- Refurbished Throughout
- One Bedroom
- 18' Lounge/Diner
- Stylish Fitted Kitchen
- Superb Bathroom

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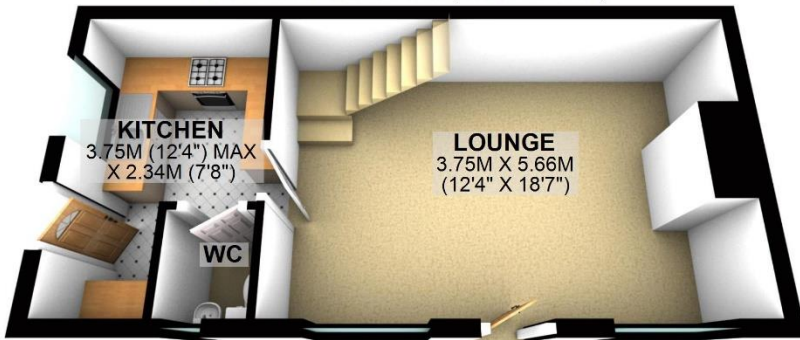
PRICE                      £185,000

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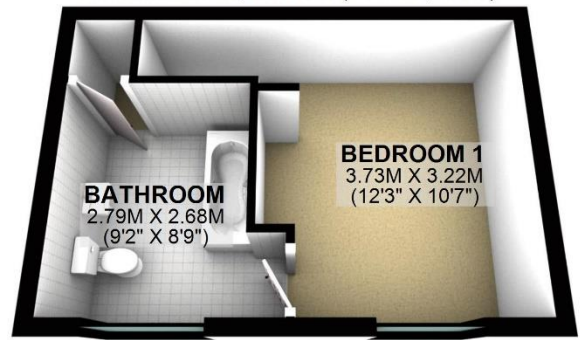
### GROUND FLOOR

APPROX. 22.7 SQ. METRES (244.1 SQ. FEET)



### FIRST FLOOR

APPROX. 20.7 SQ. METRES (222.7 SQ. FEET)



TOTAL AREA: APPROX. 43.4 SQ. METRES (466.8 SQ. FEET)

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            | 88        |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | 57                         |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |



# CHRISTIE

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## ABOUT THIS PROPERTY

A superbly presented one bedroom semi-detached cottage conveniently situated on the Western side of Abergavenny a short walk from the historic town centre. The property has been entirely refurbished including electrics and central heating to create a future proofed modern home. The accommodation comprises of an impressive 18' lounge/diner with wood burning stove and timber flooring, a stylish modern kitchen with recessed utility area and guest WC. Upstairs there is a generously proportioned bedroom with fabulous en-suite bathroom including double ended free standing bath. Externally the property benefits from partially covered side entrance with washing line and storage. This is a thoroughly charming, well located home that would ideally suit first time buyers and downsizers alike.

## ABOUT THE LOCATION

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Bloreng 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. Furthermore there is a large bus station with an extensive range of routes to neighbouring towns and villages and as far afield as Cardiff.

## 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). At the T-junction just past Tesco turn right then immediately left and follow the road (with the church on your left) to the traffic lights. Turn left then immediately right into Pen Y Pound and the property can be found on the left hand side.

## USEFUL INFORMATION

**COUNCIL TAX:** Band C. 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.