

CHRISTIE

R E S I D E N T I A L



12 OLD HEREFORD ROAD, ABERGAVENNY, NP7 6EL

A three bedroom semi-detached house conveniently located a short walk from Abergavenny town centre and near local schools. The property affords well proportioned accommodation including a lounge with wood burning stove, and further benefits from an outbuilding currently utilised as a home office.

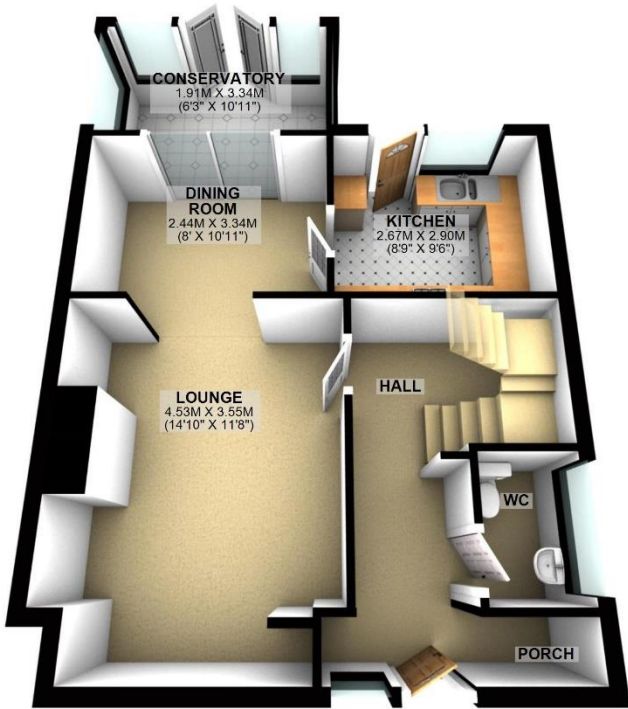
- Semi Detached House
- Three Bedrooms
- Lounge & Dining Room
- Conservatory
- Low Maintenance Rear Garden
- Town Centre Location

PRICE £259,950



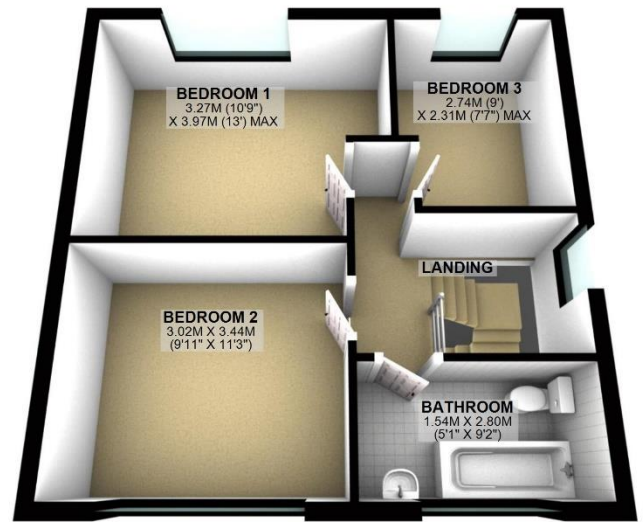
GROUND FLOOR

APPROX. 41.1 SQ. METRES (442.4 SQ. FEET)



FIRST FLOOR

APPROX. 40.4 SQ. METRES (434.5 SQ. FEET)



TOTAL AREA: APPROX. 81.5 SQ. METRES (876.9 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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ABOUT THIS PROPERTY

A three bedroom, semi-detached family home located on Old Hereford Road, a short walk from the wide ranging amenities of Abergavenny town centre and a range of local schools. The property offers well balanced accommodation throughout with the ground floor comprising a large entrance hall, lounge with wood burning stove, open to a separate dining room. In addition there is a fitted kitchen, conservatory and downstairs WC. Upstairs there are two double bedrooms, a comfortable single bedroom and a white tiled family bathroom. The property is set back behind a small front garden whilst to the rear there is a low maintenance garden half laid with patio and half with artificial grass. In addition, there is a particularly useful brick built home office.

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. Abergavenny, is world renowned for its Food Festival which brings the UK's best chefs and culinary experts to the town every September. 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, 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.

DIRECTIONS

From our office on Cross Street (NP7 5EU), follow Monk Street (A40) north to the traffic lights and turn left. Continue on Park Road and take the second right into Pen Y Pound. Follow the road to the traffic lights carrying straight on, whereupon the property can be found on the right 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. Ultrafast broadband is available (provided by Openreach & Ogi) with an estimated maximum speed of 1000 mbs. 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.