

# CHRISTIE

R E S I D E N T I A L



## 13 Holywell Road, Abergavenny, NP7 5LR

A three bedroom semi-detached house located in a prime location close to Abergavenny town centre and only a short walk from the train station. This property is offered to the market with no onward chain for the first time in over 50 years.

- Three Bedroom Semi-Detached House
- No Onward Chain
- Short Walk To Town & Station
- Extended Ground Floor
- Ground Floor Shower Room & Utility
- Large Front & Rear Gardens

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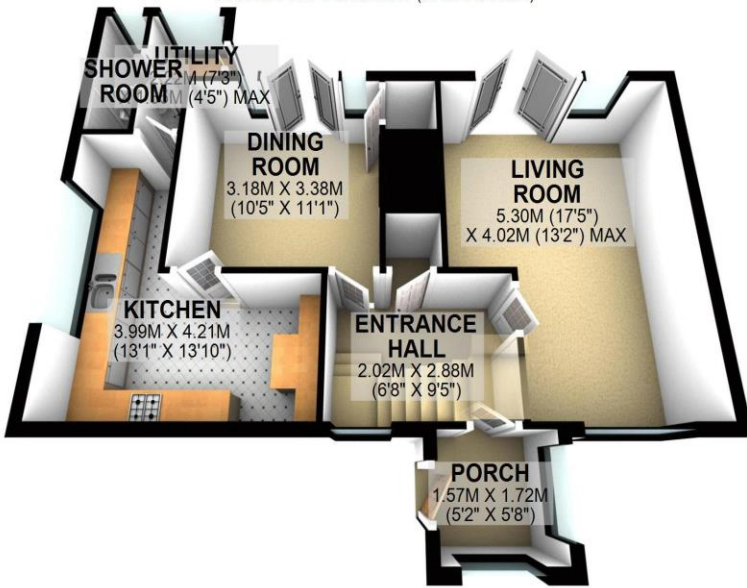
Price                      £399,950

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### GROUND FLOOR

APPROX. 58.9 SQ. METRES (634.2 SQ. FEET)



### FIRST FLOOR

APPROX. 45.0 SQ. METRES (484.0 SQ. FEET)



TOTAL AREA: APPROX. 103.9 SQ. METRES (1118.2 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		

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## About this property

A three bedroom semi-detached house located in a prime location close to Abergavenny town centre and only a short walk from the train station. This property is offered to the market for the first time in over 50 years and has been substantially improved by the current owners to create a welcoming and generously proportioned home. The ground floor comprises an entrance hall that leads to two independent reception rooms. From the rear sitting and dining room patio doors open to the garden. In addition, there is a fitted kitchen, utility room and downstairs shower room. Upstairs, there is a front facing single bedroom enjoying excellent views, two double bedrooms looking out over the rear garden, a light and airy landing, and a family bathroom. The property is set back and elevated from the road with an area of lawned garden and extensive driveway providing parking for several cars. The driveway leads to the detached garage measuring 23' x 12' and is fully connected with light and power. The large, east facing rear garden is a superb space to entertain and comprises an area of lawn framed by borders stocked with trees and shrubs. There is a further seating area to the rear of the garden with the further benefit of a storage shed. Offered with no onward chain.

## About the location

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenges 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 retail and farmers 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. 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 head away from the Town Centre on the A40 toward the Bus Station and Monmouth Road. After the Bus Station take the first left into Holywell Road and the property can be found on the right hand side.

## USEFUL information

**COUNCIL TAX:** Band E. 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.

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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.