

CHRISTIE

R E S I D E N T I A L



3 BELMONT CLOSE, ABERGAVENNY, NP7 5HW

A three bedroom detached bungalow located in a popular residential area a short walk from Abergavenny town centre. The property benefits from a quiet, cul-de-sac location, a generous rear garden and driveway parking for two cars. Offered with no onward chain.

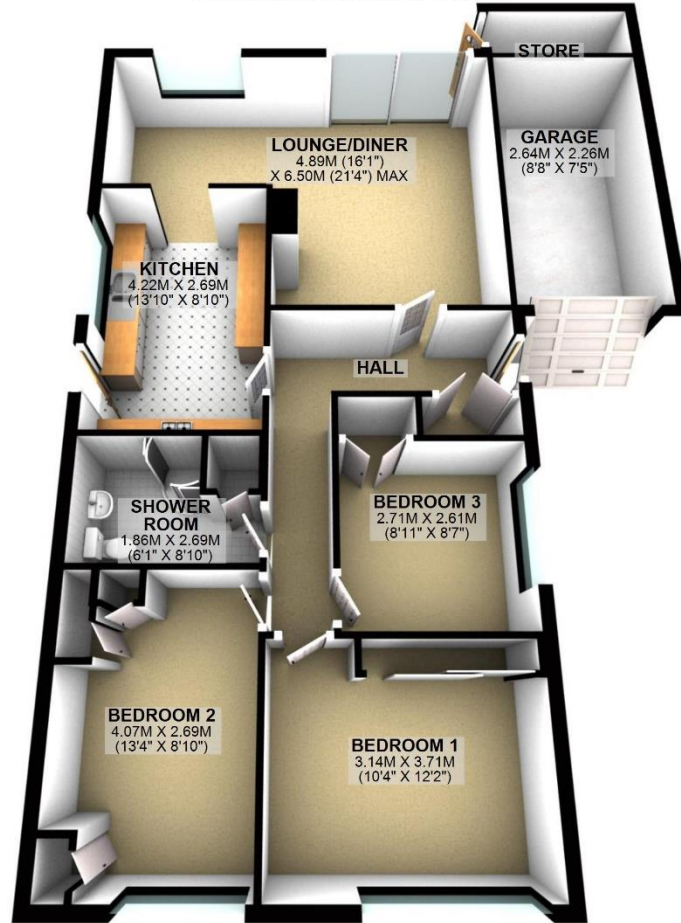
- Detached Bungalow
- Three Bedrooms
- 21' L-Shaped Lounge/Diner
- Modern Kitchen/Breakfast Room
- Shower Room
- Driveway Parking & Attached Single Garage

PRICE £375,000



GROUND FLOOR

APPROX. 99.3 SQ. METRES (1068.4 SQ. FEET)



TOTAL AREA: APPROX. 99.3 SQ. METRES (1068.4 SQ. FEET)

CHRISTIE

RESIDENTIAL

ABOUT THIS PROPERTY

A generously proportioned detached bungalow located in an established residential community, a short distance from Abergavenny train station, the wide-ranging amenities of the town centre and the walks of Castle Meadows. The accommodation comprises of a welcoming entrance hall leading to an impressive 21', L-shaped lounge/diner with patio doors to the garden and a separate fitted kitchen/breakfast room. In addition, there are two double bedrooms, a comfortable single bedroom, and modern shower room. The property is set back behind a low maintenance front garden with driveway providing parking for two cars, leading to the attached single garage with electric door, and attached garden store to the rear. The attractive and generous garden comprises a large patio to the fore from which to enjoy the open aspect, and a central area of lawn framed by borders, well stocked with flowers and shrubs. With further benefits including a recently renewed roof, gas central heating and double glazing throughout, this property is also 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 market, 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

Take the A40, Monmouth Road, out of Abergavenny Town Centre. After passing the bus station on the left hand side, take the third left into Belmont Road, followed by the first right into Belmont Close.

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 Ogi & Openreach) 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.