

CHRISTIE

R E S I D E N T I A L



2 CHESTNUT DRIVE, ABERGAVENNY, NP7 5JZ

A beautifully presented three bedroom detached home located in a sought after residential location half a mile from Abergavenny town centre. Finished to the highest standard, this stylish modern home also offers a wealth of character and further benefits from a detached double garage and a superb rear garden.

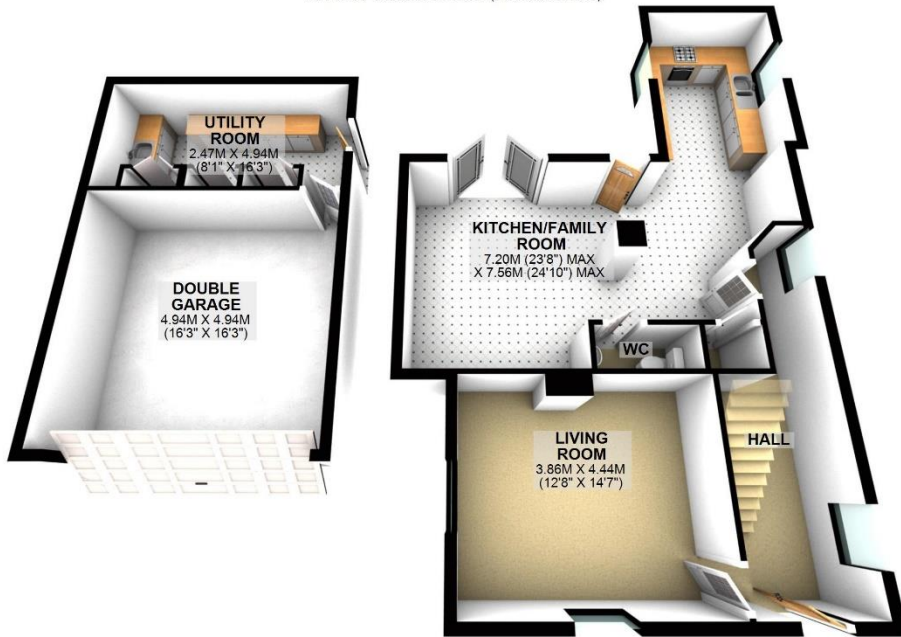
- Three Double Bedrooms
- Superb Kitchen/Family Room
- Separate Living Room
- Family Bathroom & En-Suite Shower Room
- Double Garage & Driveway Parking
- Sought After Location

PRICE £525,000



GROUND FLOOR

APPROX. 105.2 SQ. METRES (1132.3 SQ. FEET)



FIRST FLOOR

APPROX. 59.2 SQ. METRES (637.7 SQ. FEET)



TOTAL AREA: APPROX. 164.4 SQ. METRES (1770.1 SQ. FEET)

CHRISTIE

R E S I D E N T I A L

ABOUT THIS PROPERTY

A beautifully presented three bedroom, detached home located on the sought after Parc Pen Y Fal residential development, some half a mile from Abergavenny town centre and a short walk from the railway station. This stone fronted property was built in 2002 to replicate the original lodge house on the site, with painstaking attention to detail including high ceilings and arched stone windows. It has been substantially improved by the current owners to create a home of exceptional quality and style that offers generous accommodation throughout. The ground floor comprises a large entrance hall with vaulted ceiling that leads to the front facing living room with double aspect. To the rear there is a superb L-shaped kitchen/family room including dining area and lounge, with double doors out to the rear. There is also a guest WC. On the first floor there is a master bedroom with en-suite shower room, two further double bedrooms and white tiled family bathroom. The property is set back behind an attractive and low maintenance frontage punctuated with shrubs and miniature box hedging. To the side there is a block paved driveway providing parking for three cars leading to the detached double garage with extensive loft storage. At the back of the garage there is a large utility room with separate side entrance. The rear garden is a delight and has again been greatly improved by the current owners to create a fabulous space to entertain. It comprises a large patio to the fore, adjacent to which is a timber summerhouse/craft room with power and insulation. From the patio steps lead up to a substantial terraced area with composite deck and a number of additional seating area. The terrace is framed by well stocked beds including a wealth of ornamental trees and shrubs.

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 in Cross Street (NP7 5EU), follow Monk Street (A40) north and take the first right into Lower Monk Street. Continue for some 300 meters and then proceed straight on at the mini roundabout. Take the third left into Chestnut Drive.

USEFUL INFORMATION

COUNCIL TAX: Band G. 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.