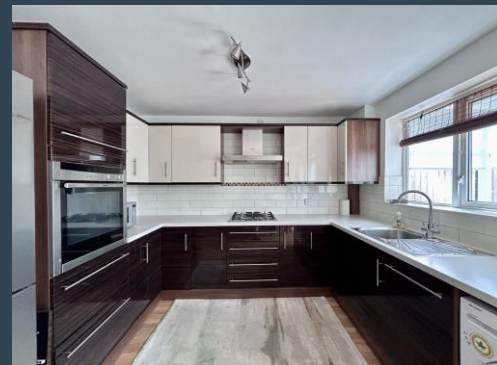


CHRISTIE

R E S I D E N T I A L



17 Gavenny Way, Abergavenny,

NP7 5LX

A three bedroom end-terraced house enjoying a cul-de-sac location, half a mile from the vibrant town centre of Abergavenny. The property benefits from well-proportioned accommodation throughout, a sunny and low maintenance west facing garden, garage and drive. Offered with no onward chain.

- Three Bedroom End Terrace
- Living Room
- Modern Kitchen/Dining Room
- Conservatory
- Family Shower Room & Downstairs WC
- West Facing Garden

Price

£299,950



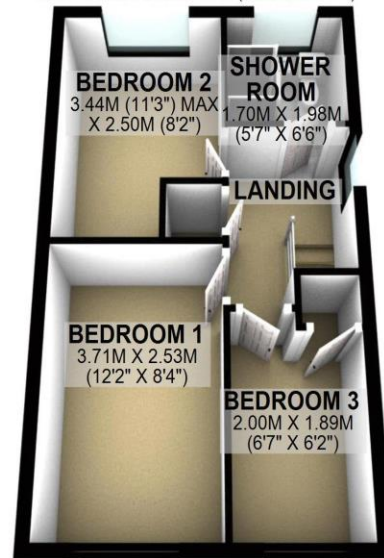
GROUND FLOOR

APPROX. 50.4 SQ. METRES (542.1 SQ. FEET)



FIRST FLOOR

APPROX. 33.1 SQ. METRES (356.6 SQ. FEET)



TOTAL AREA: APPROX. 83.5 SQ. METRES (898.7 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

CHRISTIE

R E S I D E N T I A L

About this property

Located in a small residential cul-de-sac on the eastern side of Abergavenny with views to the Blorenge Mountain and around half a mile from the main town centre, this modern end of terrace house is presented in excellent order throughout. The property affords generous accommodation throughout with the ground floor comprising an entrance hall, 17' living room and modern kitchen/dining room. In addition, there is a conservatory and downstairs WC. Upstairs there are three bedrooms and a recently re-fitted shower room. The property is set back behind a lawned front garden, to the rear there is a west facing low maintenance garden which comprises a patio to the fore and steps down to a further paved area with gated access to the single garage and drive. 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, 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 metres and proceed straight over at the mini roundabout and up the hill. Take the first left into Gavenny Way.

USEFUL information

COUNCIL TAX: Band D. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Superfast 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.

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.