

# CHRISTIE

RESIDENTIAL

11 Wedgwood Gardens, Abergavenny, NP7 7AF

Price £525,000





## About this property

A superb three bedroom, detached home forming part of an exclusive residential development located in an elevated position on the North-Western fringe of Abergavenny. Offered in excellent order, the property affords generous accommodation throughout with the ground floor comprises an entrance hall that leads to the front facing lounge with feature bay window, and a superb kitchen/family room that runs the full width at the rear. The kitchen includes integrated appliances, and benefits from two sets of French doors to the garden. In addition, there is an office, separate utility room and downstairs WC. Upstairs there is an exceptional 17' master bedroom en-suite shower room and dressing room, two further double bedrooms and beautifully presented family bathroom.

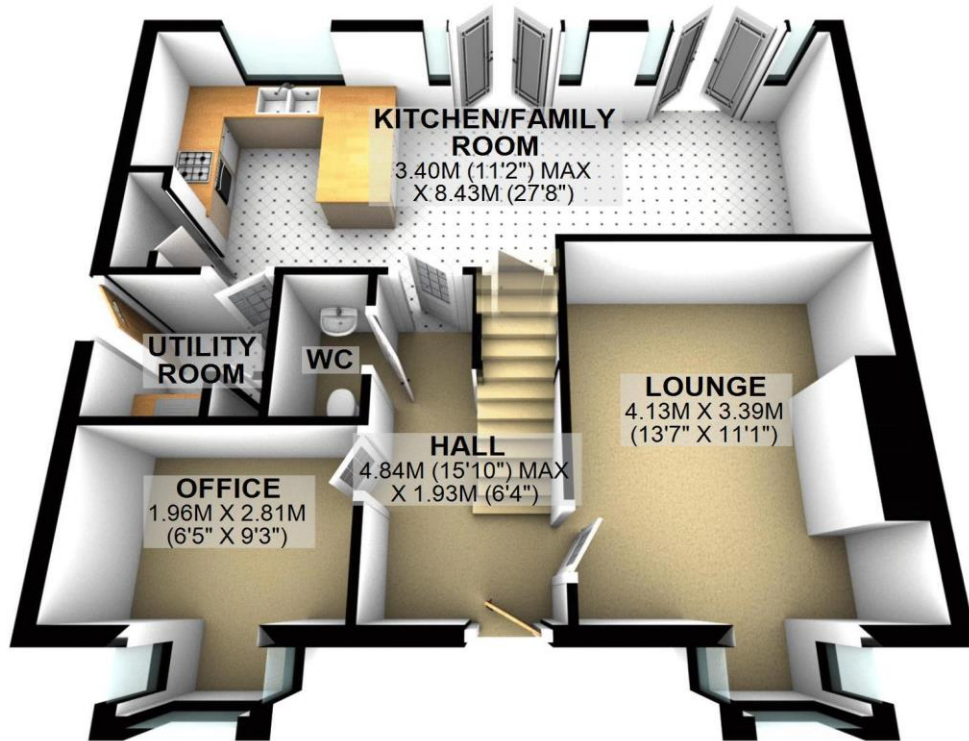
The property is set back behind an attractive front garden with seating area to enjoy the views across the grounds towards the Bloreng Mountain. There is also driveway parking for two cars with the added benefit of a large single garage with solar powered door. Unusually for a such a modern home, the property enjoys a large garden which benefits from a verdant aspect punctuated with mature trees. It comprises a patio to fore ideal for outside entertaining, with a newly laid lawn, a number of well stocked flower bed, a timber storage shed and wilding area to the rear.

Residents of Wedgwood Park enjoy exclusive use of the renowned walled garden that forms part of the development. This was the brainchild of the original owner, John Wedgwood, founder of the Royal Horticultural Society, and is an unique benefit of life in Wedgwood Park. The garden is meticulously maintained and provides an alternative outside space for all the residents to enjoy, and provides a number of seating areas from which to enjoy the spectacular views across the town south and north, towards the Deri Mountain. Accessed from the walled garden is a private area of woodland, ideal for dog walkers, and including a barbequing area for a spot of alfresco dining. With further benefits including a single garage, allocated parking and quality fixtures and fittings throughout, this is an exceptional home, enjoying an unparalleled, exclusive location within walking distance to Abergavenny's vibrant town centre.



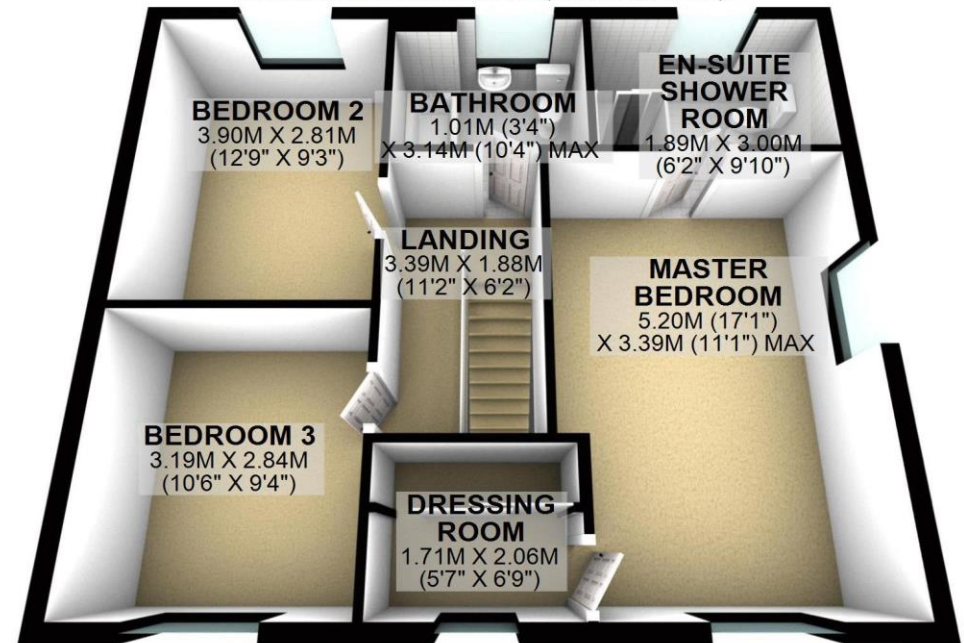
## GROUND FLOOR

APPROX. 63.1 SQ. METRES (679.7 SQ. FEET)

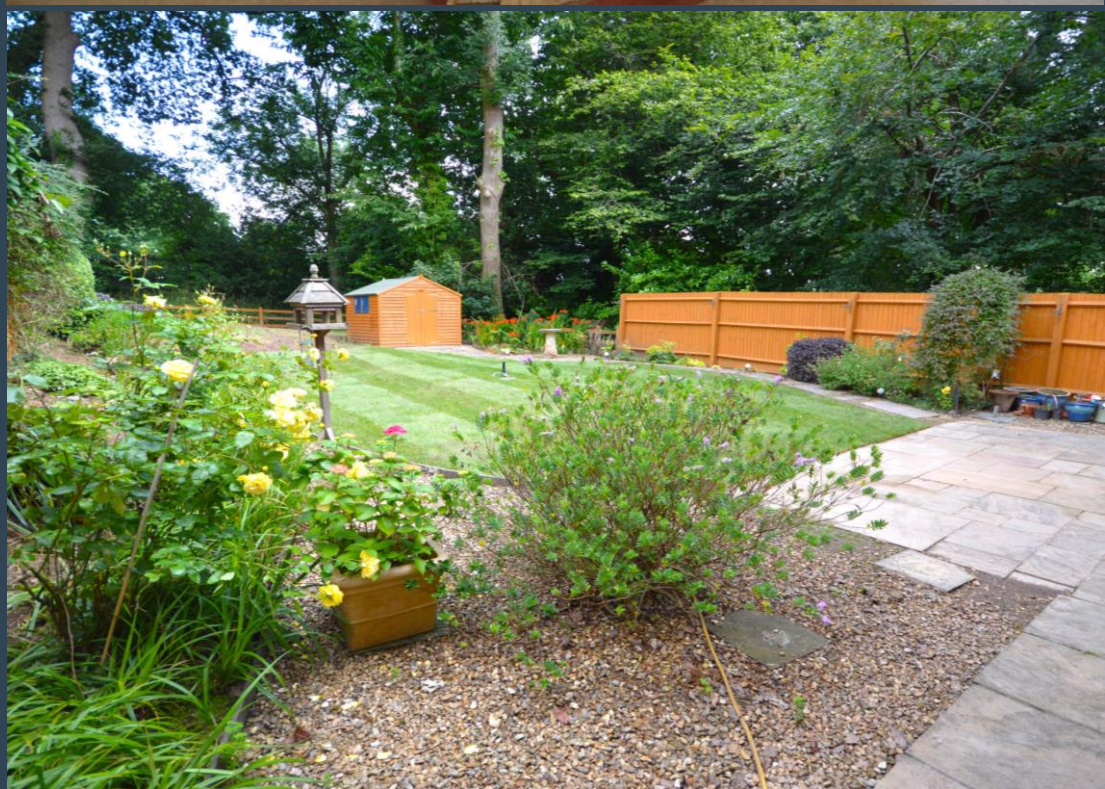


## FIRST FLOOR

APPROX. 60.2 SQ. METRES (648.1 SQ. FEET)



TOTAL AREA: APPROX. 123.4 SQ. METRES (1327.8 SQ. FEET)



## Directions

From our office on Cross Street (NP7 5EU), follow Monk Street (A40) north to the traffic lights. Turn left into Park Road, passing Bailey Park on your right. Take the second right opposite Tesco and follow the road (with the church on your left) to the traffic lights. Turn left then immediately right into Pen Y Pound Turn left then immediately right into Pen Y Pound. Continue up the hill and after passing the right turn for the Leisure Centre, take the 2nd right into Wedgewood Park.

## 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. There is a monthly charge for maintenance of the estate and gardens of £80. 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.