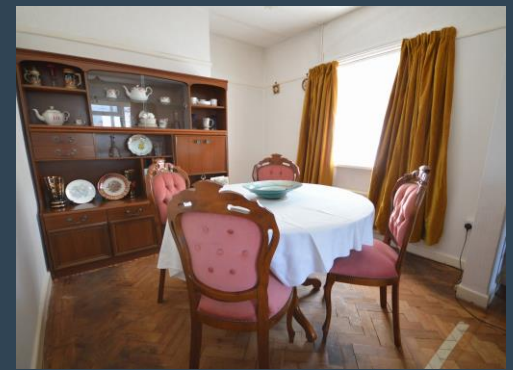


CHRISTIE

R E S I D E N T I A L



69 HOLYWELL CRESCENT, ABERGAVENNY, NP7 5LG

A two bedroom detached bungalow located in a popular residential area close to Abergavenny train station and the amenities of the town centre. Offering a great deal of potential the property further benefits from well proportioned accommodation, extensive driveway parking and no onward chain.

- Detached Bungalow
- Two Double Bedrooms
- Lounge/Diner
- Kitchen/Breakfast Room
- Refurbishment Opportunity
- Front & Rear Gardens

PRICE £315,000



GROUND FLOOR

APPROX. 83.4 SQ. METRES (897.7 SQ. FEET)



TOTAL AREA: APPROX. 83.4 SQ. METRES (897.7 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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

A two bedroom detached bungalow, situated in sought after, Holywell Crescent, only a short walk from Abergavenny train station and the wide ranging amenities of the town centre. Requiring some updating, the property affords a great deal of potential and offers well balanced accommodation throughout. It comprises, a central entrance hall, lounge open to a separate dining room and kitchen/breakfast room with pantry. There are two generous double bedrooms both with dual aspect and a family bathroom. The principal bedroom to the front of the property enjoys a dual aspect and great views across the town to the Sugarloaf and Deri Mountains, and there is a second double bedroom to the rear, as well as a bathroom. The property is set back behind a substantial front garden largely laid to lawn driveway to the side, providing parking for numerous cars and leading to a 19' detached garage. There is a low maintenance garden comprising a patio to the fore and an area laid with chippings which extends to the rear of the garage. 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 on Cross Street (NP7 5EU) 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 then the second right into Holywell Road East which quickly becomes Holywell Crescent. At the top of the hill bear right and the property can be found on the left hand side, after the green.

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/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.