

10 WEDGWOOD GARDENS, ABERGAVENNY,

NP7 7AF

£550,000

CHRISTIE

RESIDENTIAL





## ABOUT THIS PROPERTY

A beautifully presented three bedroom, detached home forming part of an exclusive gated, residential development located in an elevated position on the North-Western fringe of Abergavenny. The property has been substantially improved by the current owners who have remodelled the ground floor accommodation with an emphasis on modern open-plan living. The welcoming entrance hall leads to an L-shaped kitchen/family room which forms the heart of the house. It enjoys a triple aspect to the front side and rear and as such is flooded with natural light. The kitchen includes Indian Quartz worktops and integrated Neff appliance and there are French Doors out to the garden. In addition, there is a further reception room with feature bay window, ground floor shower room and utility room. Upstairs there is an exceptional 17' master bedroom with en-suite shower room and fitted wardrobes, a large second double bedroom to the front with delightful views over the estate's communal gardens, a third bedroom to the rear and a family bathroom.

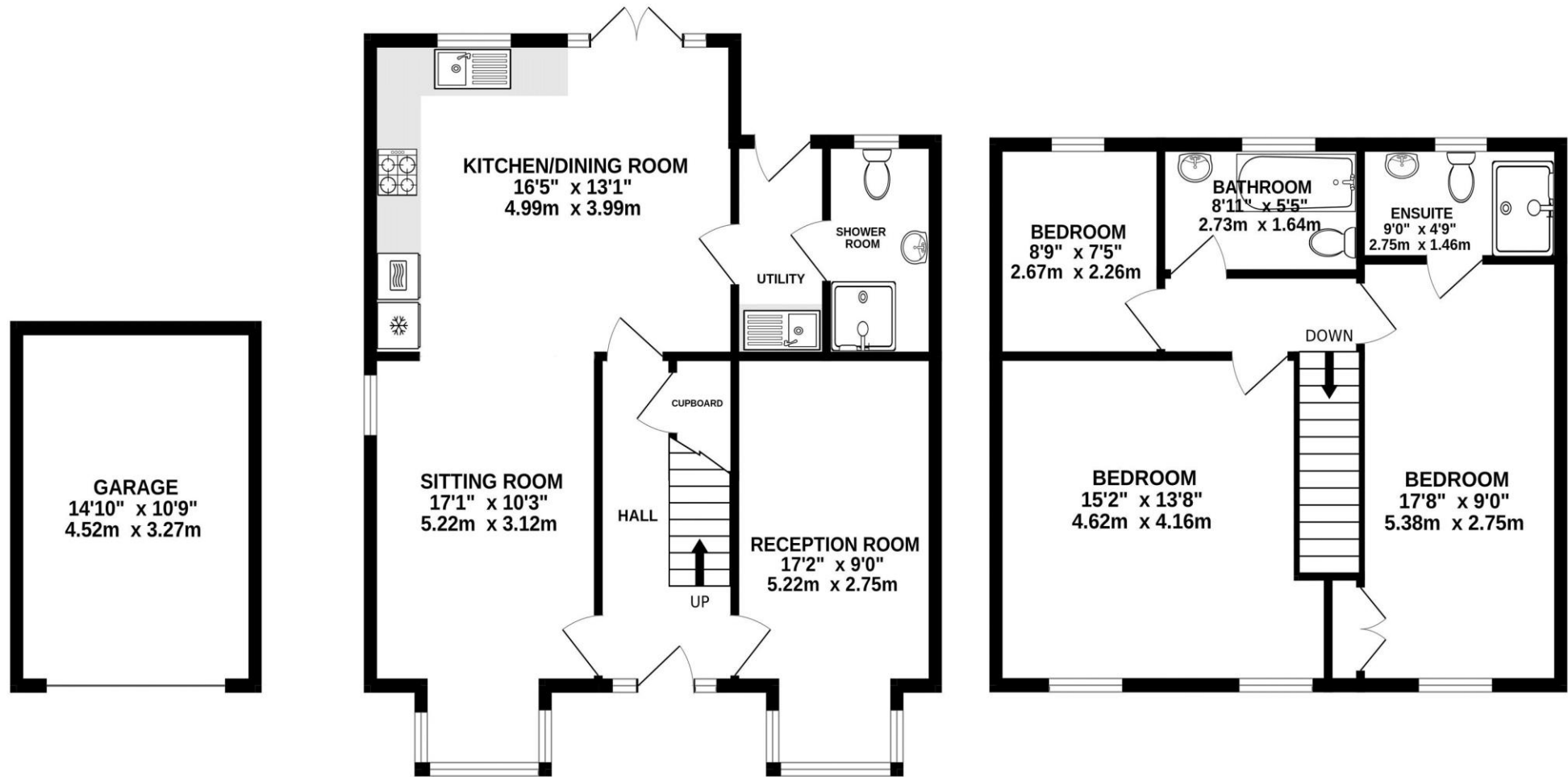
The property is set back behind an attractive lawned front garden with seating area to enjoy the views across the grounds towards the Bloreng Mountain. There is also a block paved driveway providing parking for one car with the added benefit of a large single garage. Unusually for a such a modern home, the property enjoys a large garden which, like the house itself, has been greatly improved and fully landscaped. It includes an Indian Sandstone patio to the fore with further terrace providing an ideal space to entertain. A large expanse of lawn is framed by well stocked flower beds and shrubs with a central pathway leading to a deck at the far end of the garden with a wilding area at 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 a 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.



GROUND FLOOR  
839 sq.ft. (77.9 sq.m.) approx.

1ST FLOOR  
569 sq.ft. (52.9 sq.m.) approx.



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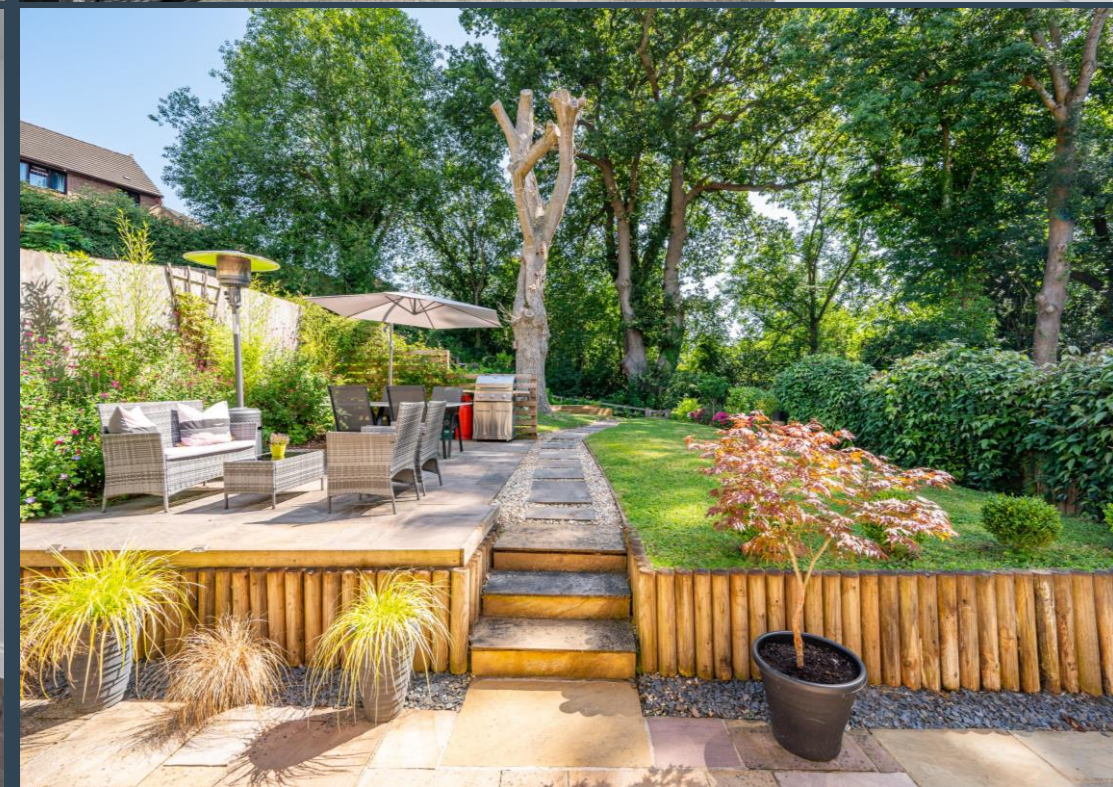
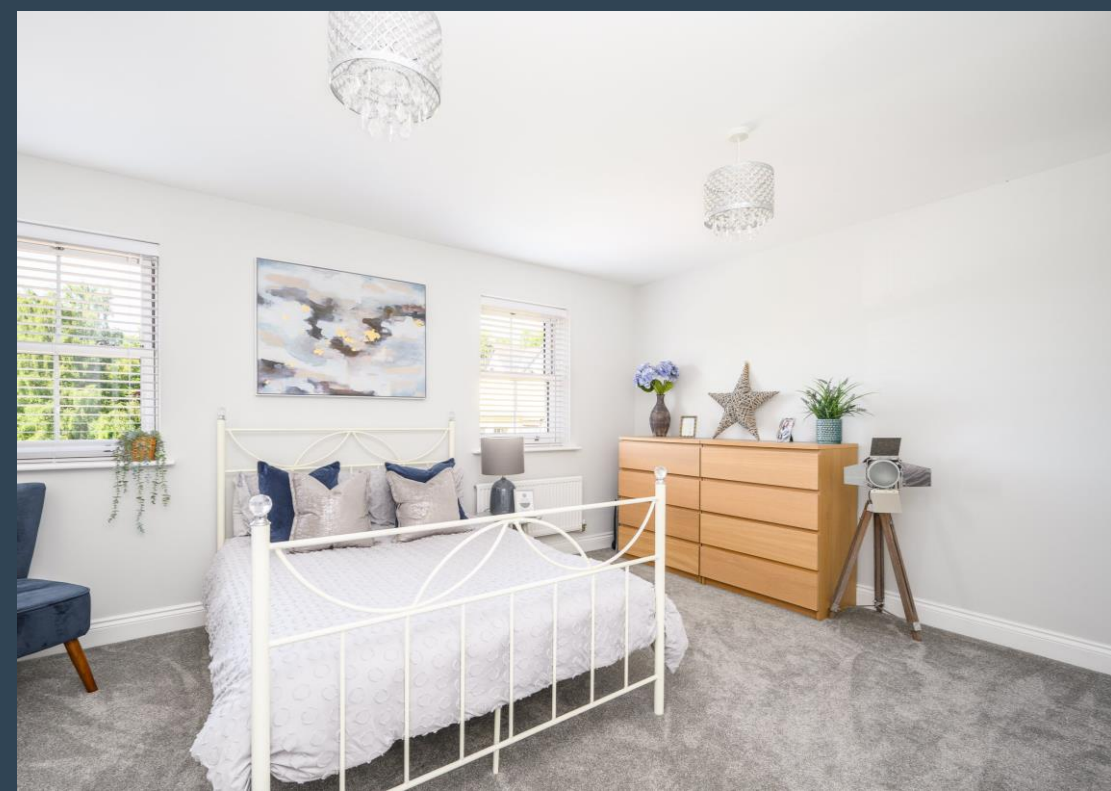


TOTAL FLOOR AREA : 1408 sq.ft. (130.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## 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 F. 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.