

# CHRISTIE

R E S I D E N T I A L



## 7 De Braose Close, Abergavenny, NP7 9JJ

A three 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, driveway parking, garage and no onward chain.

- Detached Bungalow
- Refurbishment Opportunity
- No Onward Chain
- Three bedrooms
- Living/Dining Room
- Master bedroom with En-Suite

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Price                      £299,950

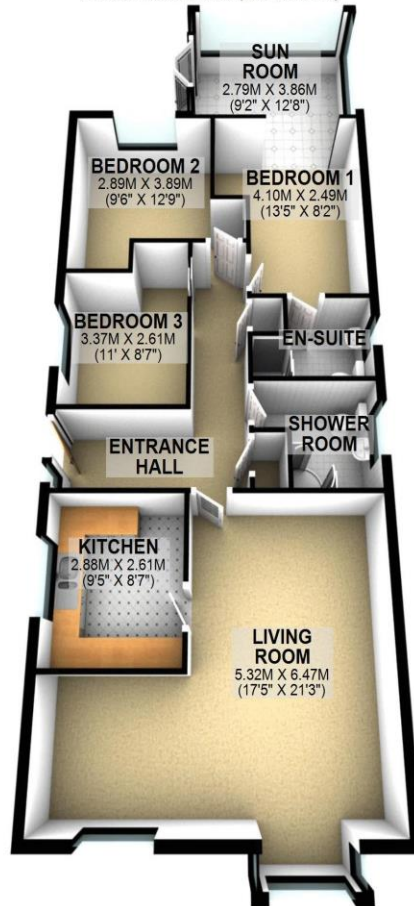
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### GROUND FLOOR

APPROX. 98.2 SQ. METRES (1057.1 SQ. FEET)



TOTAL AREA: APPROX. 98.2 SQ. METRES (1057.1 SQ. FEET)

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

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## About this property

A three bedroom detached bungalow located in a quiet cul-de-sac on the popular Ysbytty Fields residential development on the outskirts of Abergavenny. Requiring some updating, the property affords a great deal of potential and offers well balanced accommodation throughout. It comprises, a central entrance hall with two cupboards, living/dining room, and kitchen. The principal bedroom to the rear of the property enjoys an en-suite shower room and opens to a sun room with doors to the garden. There are two further bedrooms and a family shower room. The property is set back behind the front garden and has a driveway leading to a single garage with light, power and eaves storage. The rear garden is enclosed by a wrought Iron gate to the side and has potential to create a delightful outdoor entertaining space. This is a rare opportunity to buy a spacious detached bungalow in a sought after location, less than a mile from the town centre as well as being a short distance from the train station and the walks of Castle Meadows. Offered with no onward chain.

## About the location

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Bloreng 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

Take the A40, Monmouth Road, out of the Town Centre. After 2/3 of a mile take the right turn into Gobannium Way and then the first right into Llanover Way, followed by the first right into De Braose Close.

## 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. Ultrafast 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.

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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.