

CHRISTIE

R E S I D E N T I A L



THE COACH HOUSE, TO THE REAR OF 9 NEVILL STREET, ABERGAVENNY, NP7 5AA

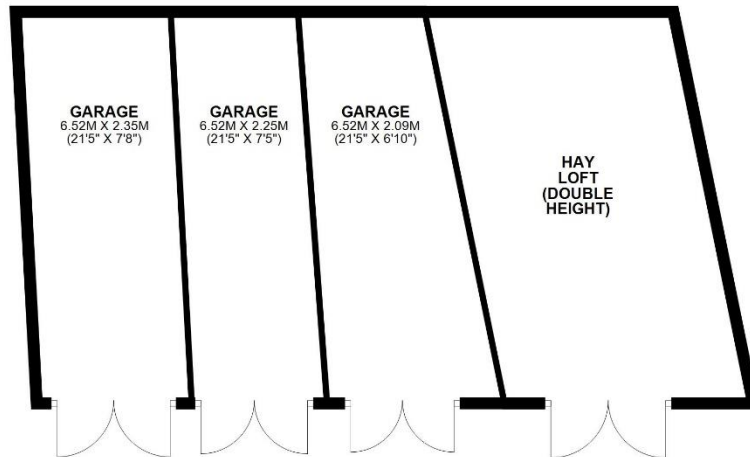
A Grade II listed two bedroom Coach House, with attached hay loft, discreetly located in the heart of Abergavenny's town centre. Offering a wealth of potential for redevelopment (subject to the necessary consents), the property further benefits from a charming, mature garden and allocated parking.

- Grade II Listed Coach House
- Two Bedroom Flat On First Floor
- Garaging On The Ground Floor
- Potential To Redevelop
- Off Street Parking For Two Cars
- Historic Town Centre Location

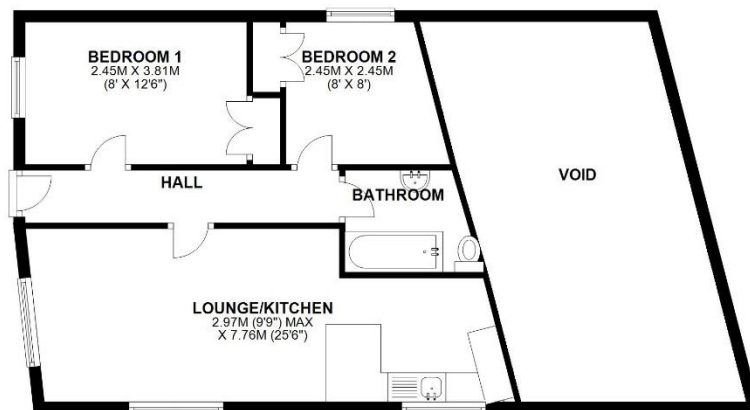
PRICE	£279,950
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GROUND FLOOR
APPROX. 75.7 SQ. METRES (814.4 SQ. FEET)



FIRST FLOOR
APPROX. 74.8 SQ. METRES (805.0 SQ. FEET)



TOTAL AREA: APPROX. 150.5 SQ. METRES (1619.5 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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ABOUT THIS PROPERTY

A Grade II Listed two bedroom Coach House, occupying a discreet position behind Nevill Street in the very heart of Abergavenny town centre. Forming part of the history of the town the property is built, abutting the original town wall and now represents an exciting opportunity to refurbish or redevelop (subject to the necessary consents). The property is currently configured with two bedroom accommodation on the first floor accessed via steps up from the garden. This comprises a 24' kitchen/lounge, two bedrooms, bathroom and hallway. The ground floor comprise three 21' x 7' garages, with timber double doors. Also included is an attached two storey hay loft. The property is accessed via an archway off Nevill Street which provides vehicular access to the front where there is allocated parking for two cars. It should be noted that while the area is pedestrian access only between the hours of 10am and 4pm, residents have vehicular access 24 hours a day. The property further benefits from a delightful and mature garden accessed up steps from the parking area. It comprises a central lawn framed by a wealth of trees creating a peaceful space to enjoy in and entertain. This is a truly unique opportunity offering a world of possibilities that is sold 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

The property is located behind 9 Nevill Street in the pedestrian town centre. It can be found through an archway opposite Cook's Galley.

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. Ultrafast broadband is available (provided by Openreach) 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.