

CHRISTIE

RESIDENTIAL

58 CHAPEL ROAD, ABERGAVENNY, NP7 7DS

PRICE £550,000





ABOUT THIS PROPERTY

A 1930s built three bedroom detached home enjoying a prime location on one of western Abergavenny's more prestigious residential roads. Offering well proportioned accommodation that retains a great deal of character and charm, this well maintained home also offers undoubted potential to extend subject to the necessary consents.

Entering into the front porch, the ground floor accommodation comprises a welcoming entrance hall that leads to the 25' Lounge/diner with feature bow window and stripped wooden floors. To the rear there is a breakfast room that opens into the 20' fitted kitchen which includes a pantry cupboards and side door out, and there is also a guest WC. The first floor accommodation comprises a light and airy landing, a double bedroom to the front with bow window, enjoying superb views across the town towards the Bloreng Mountain, and a further double bedroom to the rear looking out over the garden. In addition there is a single bedroom and a white tiled family bathroom. Attached to the property but accessed externally are a small store, and larger garden store.

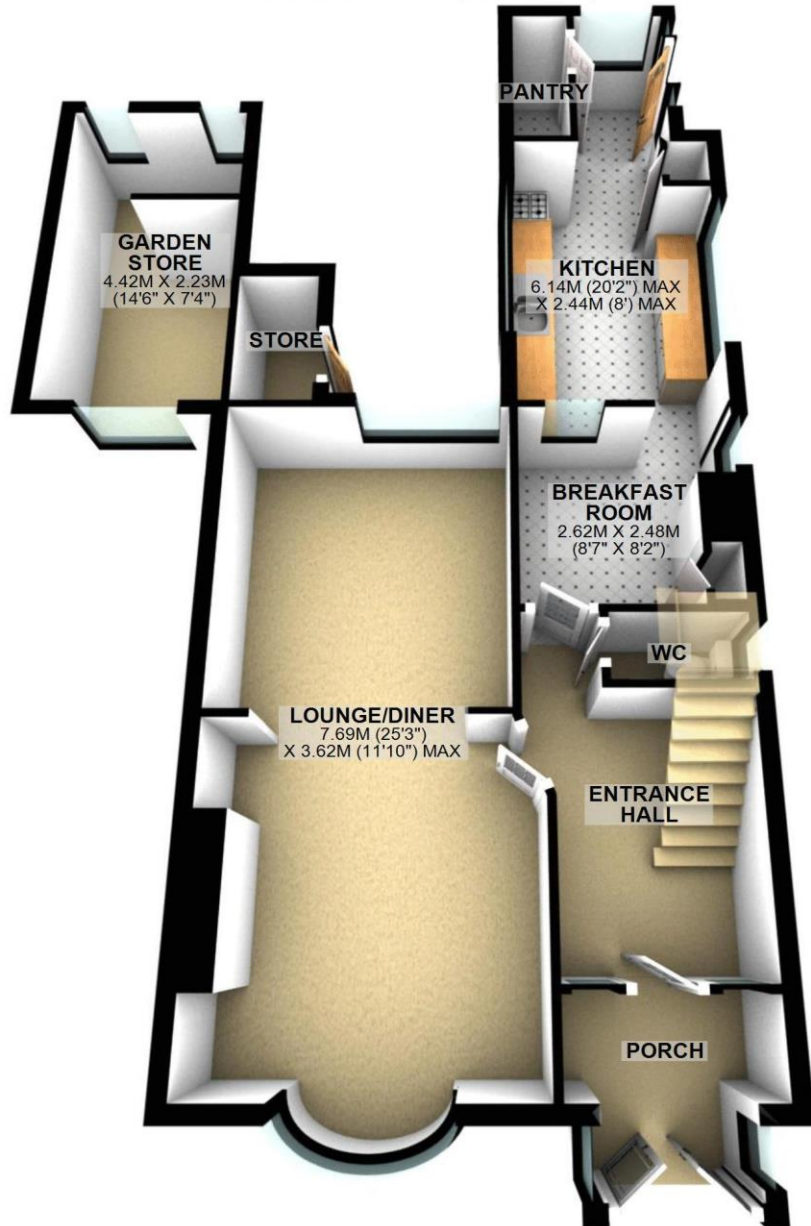
The property is set back behind double gates and walled frontage, with mature shrubs and trees providing a great deal of privacy. A driveway runs to the front and side of the house providing parking for several cars and leading to the detached 17' single garage with double timber doors, with attached workshop to the rear. The property enjoys a superb mature garden that is well established with a wealth of shrubs, trees and borders framing a lawn that extends to the side and rear. There is also a private patio, pond and large section at the far end with potential for cultivation as a vegetable garden. The size of the plot provides potential for the extension of the current kitchen across the rear of the property (for example) without impacting on the overall balance of internal and external space.

In summary, this is a superb property that represents an exciting opportunity for buyers, seeking a home within one of Abergavenny's most sought after locations, within the catchment of Cantref Primary and within easy reach of the wide ranging amenities of Abergavenny town centre. Offered with no onward chain.



GROUND FLOOR

APPROX. 80.6 SQ. METRES (867.8 SQ. FEET)



FIRST FLOOR

APPROX. 45.3 SQ. METRES (488.1 SQ. FEET)



GARAGE / WORKSHOP

APPROX. 24.8 SQ. METRES (266.5 SQ. FEET)



TOTAL AREA: APPROX. 150.7 SQ. METRES (1622.3 SQ. FEET)



DIRECTIONS

From our office on Cross Street (NP7 5EU), follow Monk Street north to the traffic lights. Turn left into Park Road and continue through the town taking the fourth right turn into Chapel Road, just before the roundabout. The property can be found 500 yards along the road on the right hand side.

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/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.

EPC GRAPH HERE

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.