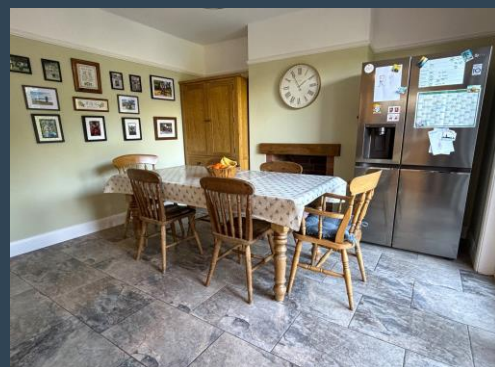


# CHRISTIE

R E S I D E N T I A L



## 57 PARK AVENUE, ABERGAVENNY, NP7 5SL

A three bedroom semi-detached 1930s built house, enjoying a superb location opposite Bailey Park and a short walk from Abergavenny town centre. Offered in very good order throughout the property benefits from a 20' kitchen/diner, attractive rear garden and off street parking.

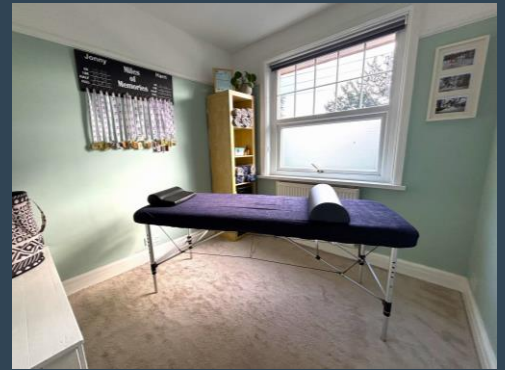
- Three Bedroom Semi-Detached
- Lounge With Wood Burning Stove
- Modern Family Bathroom
- Driveway Parking & Single Garage
- Front & Rear Gardens
- Popular Residential Location

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PRICE                      £375,000

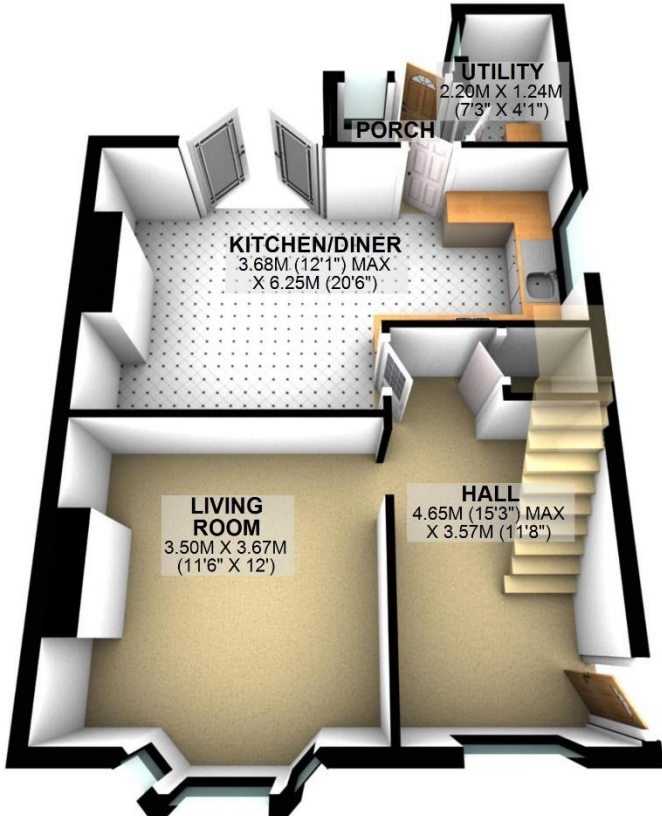
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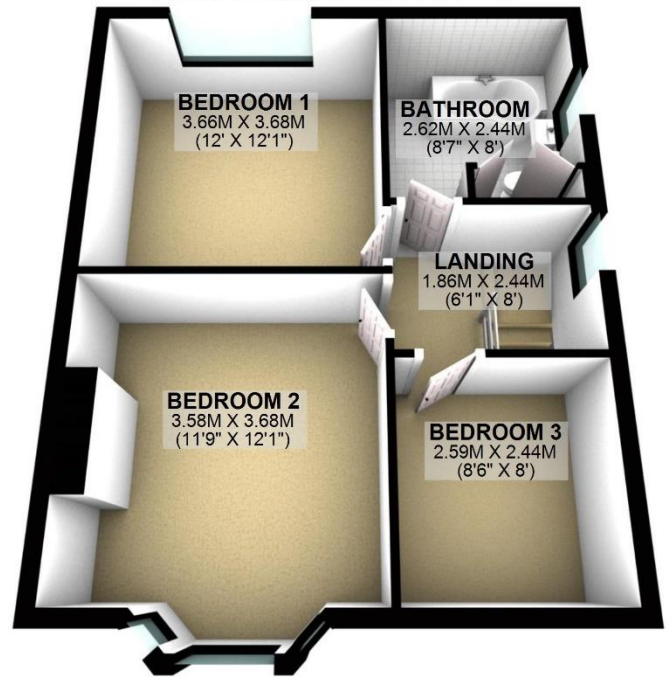
### GROUND FLOOR

APPROX. 55.5 SQ. METRES (597.5 SQ. FEET)



### FIRST FLOOR

APPROX. 45.7 SQ. METRES (492.3 SQ. FEET)



TOTAL AREA: APPROX. 101.2 SQ. METRES (1089.7 SQ. FEET)

#### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	72   C	
55-68	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 very well presented three bedroom semi-detached home enjoying a wonderful location overlooking Bailey Park, a short walk from the vibrant centre of Abergavenny. Substantially improved by the current owners, the property affords well proportioned accommodation that retains a great deal of its 1930s character and charm. The ground floor comprises a welcoming entrance hall with herringbone wood flooring which leads to a front facing living room with feature bay window and wood burning stove. To the rear is a 20' kitchen/diner with a recently refurbished fitted kitchen, French doors to the garden and further feature fireplace. The kitchen also has a door out to the rear porch off which is a utility room (formerly a WC). Upstairs there is a front facing bedroom with bay window giving views across the park to the Blorenge Mountain, and a similarly sized double bedroom overlooking the garden with views of the Deri Mountain. In addition, there is a comfortable single bedroom, a modern family bathroom and an airy landing. The property is set back behind a front garden laid to lawn with high hedges for privacy and there is a driveway to the side providing parking for two cars and leading to a block built single garage. The generous rear garden comprises a patio to the fore with large area of lawn split by a central pathway, and flower bed with mature shrubs. This is a delightful home in a superb central location in the heart of the town.

## 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 market, a high street comprising of recognised 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 in Cross Street (NP7 5EU) follow Monk Street (A40) north to the traffic lights. Continue over onto the Hereford Road and then take the first left into Park Avenue. The property can be found on the right hand side just after the right turn into Llwynu Road.

## 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 Ogi/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.

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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.