

CHRISTIE

R E S I D E N T I A L



33 MOUNT STREET, ABERGAVENNY, NP7 7DT

A two bedroom end of terrace property located close to Abergavenny town centre. Offering generous accommodation across three levels, the property further benefits from a 24' lounge, four piece bathroom and impressive south west facing rear garden with a recently built garden room.

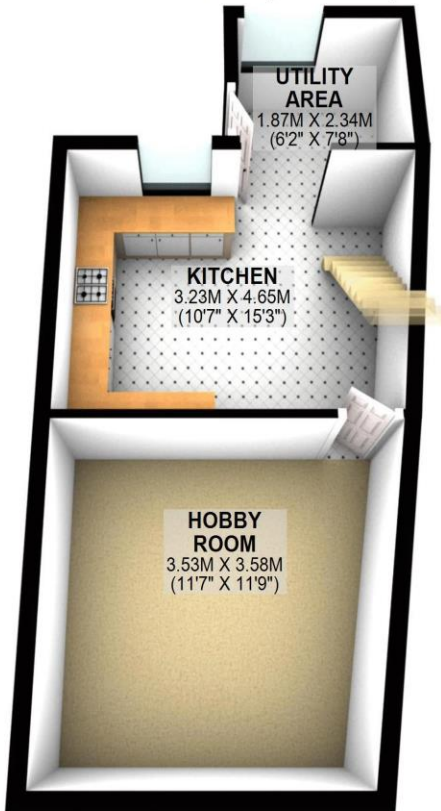
- Victorian End Of Terrace
- Two Bedrooms
- Large Lounge & Separate Kitchen
- Garden Room/Studio
- Four Piece Bathroom
- Large Basement Store Room/Hobby Room

PRICE	£235,000
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LOWER GROUND FLOOR

APPROX. 33.0 SQ. METRES (355.7 SQ. FEET)



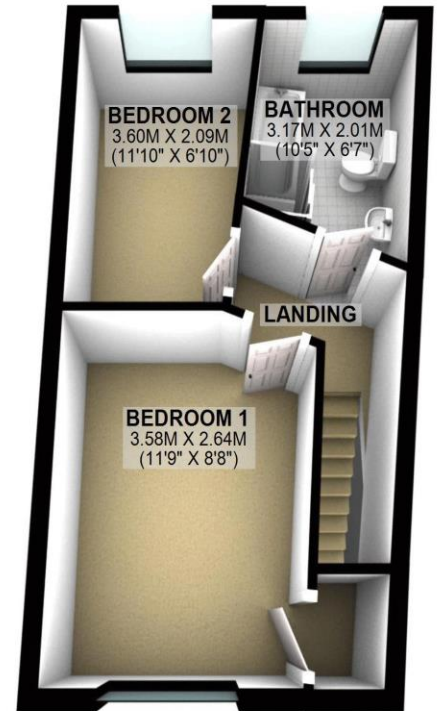
GROUND FLOOR

APPROX. 31.0 SQ. METRES (333.2 SQ. FEET)



FIRST FLOOR

APPROX. 28.8 SQ. METRES (310.2 SQ. FEET)



TOTAL AREA: APPROX. 92.8 SQ. METRES (999.1 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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ABOUT THIS PROPERTY

A two bedroom end of terrace, Victorian house situated on a popular residential street on the western side of Abergavenny, approximately 400 metres from the town centre. Set across three levels, the property affords generous accommodation with the ground floor comprising of the 24' lounge/diner as well as an entrance hall. From the hall, stairs lead up to the first floor which includes a double bedroom to the front, single bedroom to the rear and modern four-piece bathroom. From the lounge, stairs lead down to the kitchen and utility area with direct access to the garden and a large store room/hobby space. The large south west facing garden affords superb views towards Bloreng mountain, and offers a great deal of potential with a patio seating area to the fore, lawn interspersed with well stocked beds and mature shrubs, a recent addition is a timber garden room/studio to the rear of the garden. PLEASE NOTE there is restricted head room on the lower ground floor.

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. 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, the Chamber Music Society 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. Furthermore there is a large bus station with an extensive range of routes to neighbouring towns and villages and as far afield as Cardiff. For further information on school catchment areas and community provisions go to www.monmouthshire.gov.uk or call 01633 644488.

DIRECTIONS

From our office on Cross Street (NP7 5EU), follow Monk Street north to the traffic lights. Turn left into Park Road and continue for approximately 0.5 miles to the roundabout and take the third exit into Mount Street.

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 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.

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.