

# CHRISTIE

R E S I D E N T I A L



## 16 AVENUE CRESCENT, ABERGAVENNY, NP7 7DE

A refurbished four bedroom property superbly located in one of Abergavenny's premier addresses on the western side of the town. Immaculately presented with generous accommodation including a guest annexe with private entrance.

- Detached House
- Four Bedrooms
- Refurbished Kitchen/Dining Room
- Guest Annexe With Facilities
- Conservatory
- Four Piece Family Bathroom

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PRICE                      £675,000

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**RAISED GROUND FLOOR**  
APPROX. 142.3 SQ. METRES (1532.0 SQ. FEET)



**LOWER GROUND FLOOR**  
APPROX. 31.8 SQ. METRES (342.7 SQ. FEET)



TOTAL AREA: APPROX. 174.2 SQ. METRES (1874.7 SQ. FEET)

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

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## ABOUT THIS PROPERTY

Situated in one of Abergavennys' more prestigious areas on the coveted western side of town, this 1960's built detached family house boasts a secluded position in the quiet cul-de-sac of Avenue Crescent. This peaceful neighbourhood borders Abergavenny Cricket Club and is only a short walk of some 250 metres from the excellent Cantref Primary School, with the main town centre shops also within half a mile. The property has been improved and extended by the current owners and now boast generous and well-appointed accommodation throughout. The majority of this is across one level comprising of four double bedrooms, including a master with en-suite shower room, a large lounge with conservatory, immaculate fitted kitchen that opens to a splendid dining/family room with lantern roof, four piece family bathroom and separate utility area. Downstairs the garage has been converted to provide a separate guest annexe with en-suite facilities. To the front of the property there is driveway parking for two cars and an ornamental, terraced front garden. To the rear, the garden comprises of a large patio with steps leading to a lawn and additional seating area offering views of the Bloreng. Further benefits included gas central heating and double glazing throughout. Finished to a very high standard throughout this is an exceptional family home in a first class location.

## 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, weekly retail and farmers markets, a high street comprising of recognized chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. 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](http://www.monmouthshire.gov.uk) or call 01633 644488.

## DIRECTIONS

From our office on Cross Street (NP7 5EU), follow the road to the end and bear right past the Market hall into Market Street. Follow to the T-junction and left into Lion Street. Follow the road as it turns into Frogmore St (main shopping area). After 300 yards cross over the T-junction into Pen-y-pound. Follow this road to the Traffic Lights and turn left into Avenue Road. After approximately 500 yards take the first right into Avenue Close.

## USEFUL INFORMATION

**COUNCIL TAX:** Band G. 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.