

CHRISTIE

R E S I D E N T I A L

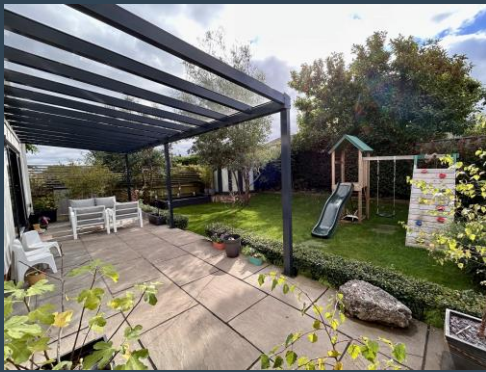
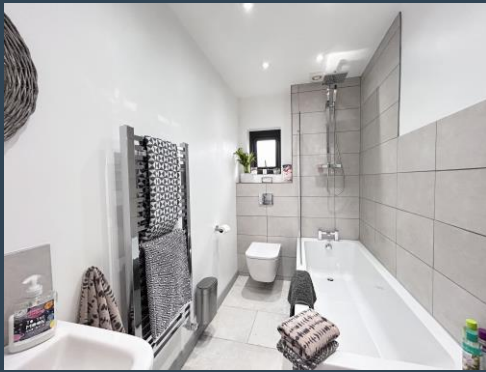


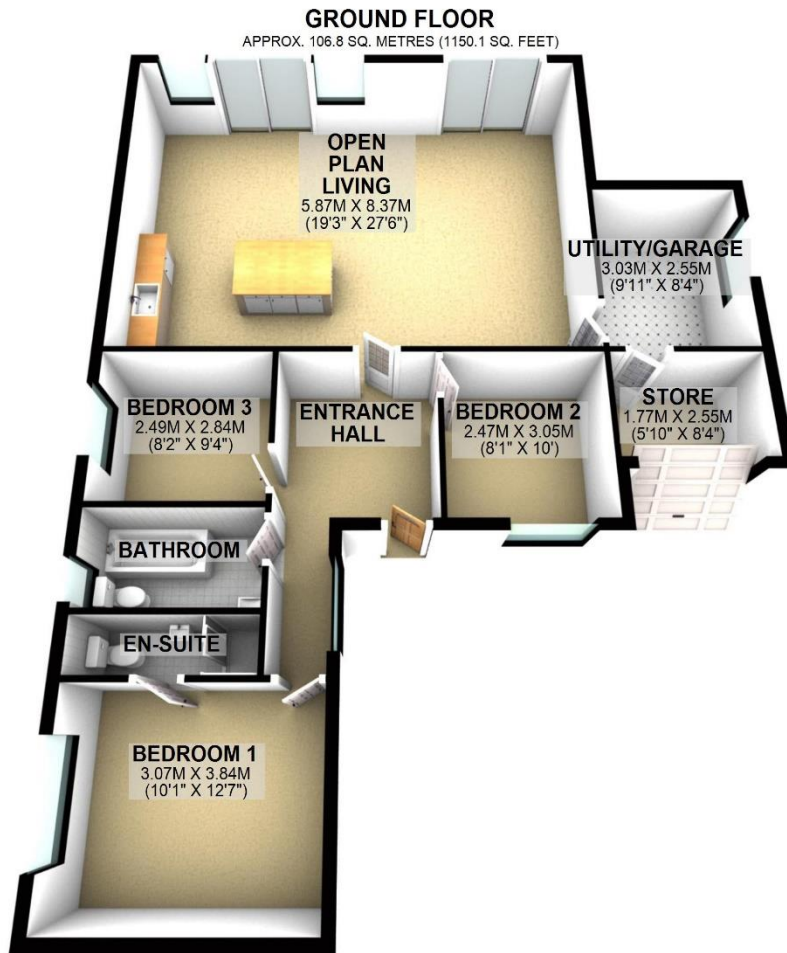
20 HAVEN WAY, ABERGAVENNY, NP7 7BA

A superb three bedroom detached bungalow, recently completely modernised, reconfigured and extended, located on the outskirts of the western side of Abergavenny. Stunning open plan living space with under floor heating, master bedroom with en-suite, and landscaped west facing garden.

- Three Bedroom Detached Bungalow
- Modernised And Extended
- Superb Open Plan Living Space
- Kitchen With Built In Appliances
- Master Bedroom with En-Suite
- Driveway With Electric Car Charger

PRICE £499,995





TOTAL AREA: APPROX. 106.8 SQ. METRES (1150.1 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

CHRISTIE

RESIDENTIAL

ABOUT THIS PROPERTY

A superb three bedroom detached bungalow superbly situated in a quiet residential road on the western side of Abergavenny. This property has been extended and reconfigured to create an outstanding residence on the outskirts of the town, the centrepiece being a spectacular open plan living space incorporating kitchen with built in appliances, dining and living areas. Further accommodation includes a spacious entrance hall - large enough for a home working space, master bedroom with en-suite shower room, two further bedrooms and family bathroom. The living space and entrance hall have tiled floors and enjoy underfloor heating while the remaining rooms all have radiators. The garage has been separated into two areas, to the fore a handy storage space and secondary entrance to the house which leads to a utility area with sink, space for a washing machine and dryer, and extra storage. The property is set back behind a gated front garden with views towards the Sugarloaf and Deri Mountains, driveway parking for three vehicles and an electric car charging point. The west facing garden has been thoughtfully landscaped with a full width paved patio and glazed canopy over, the remainder is laid mainly to lawn with an ornamental pond, summerhouse and gated side access. This is an excellent opportunity for purchasers looking for a bungalow in excellent order that is ready to move straight into.

Abergavenny is 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

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 to the roundabout. Take the second exit along the Brecon Road before taking the second right into Belgrave Road. Take the first left into Knoll Road bear right into Cresta Road. Take the first right into Western Road and then the first left into Haven Way.

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 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.