

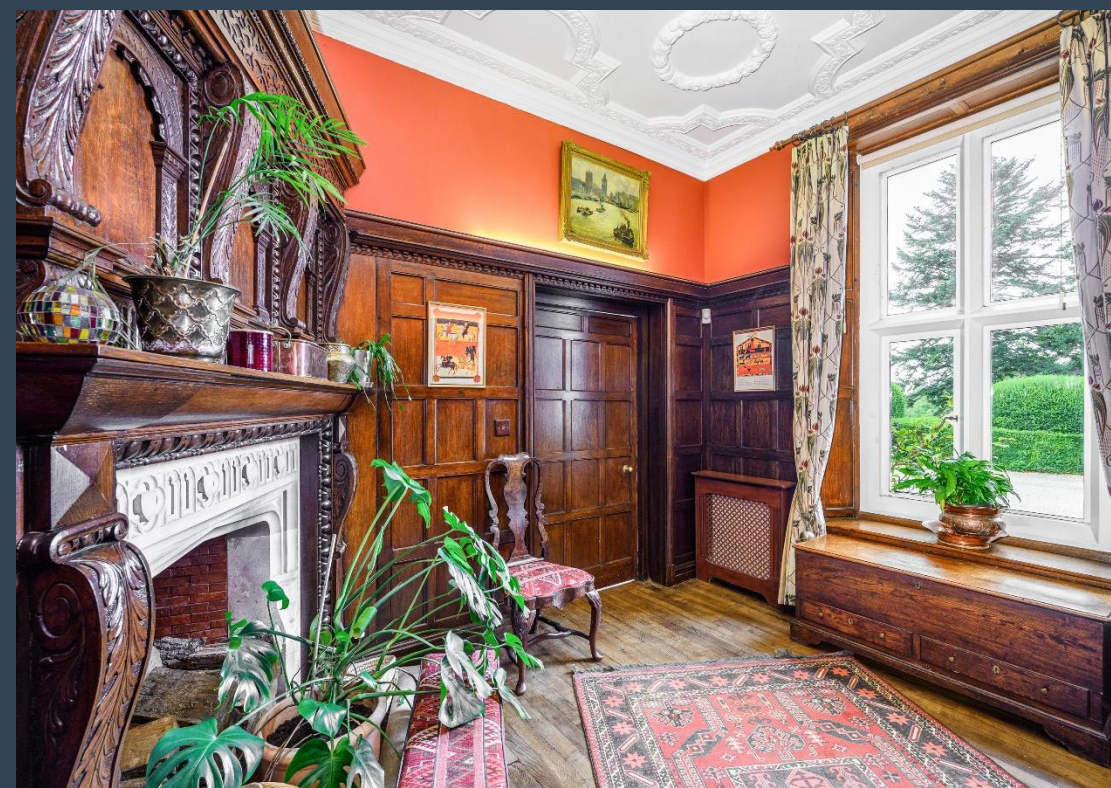


CHRISTIE

RESIDENTIAL

TREBENCYN PARK, ABERGAVENNY

GUIDE PRICE £680,000



ABOUT THIS PROPERTY

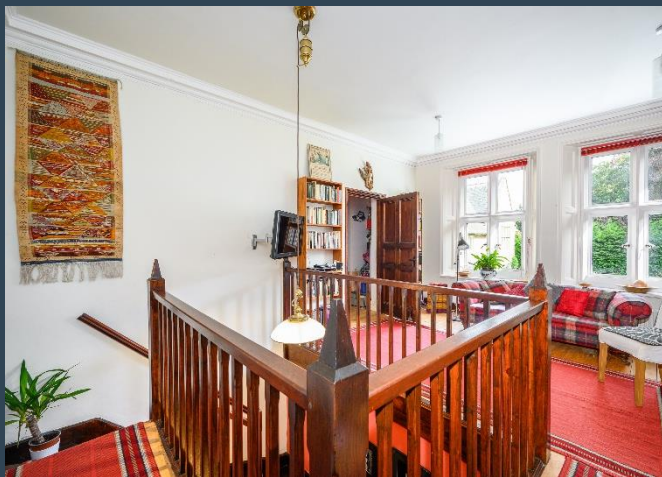
Approached via a sweeping tree lined driveway this substantial two story four bedroom apartment forms the southern front of a handsome and sympathetically converted Edwardian country residence. It is set in parkland situated on the eastern fringe of Abergavenny, in the Bannau Brycheiniog National Park.

The apartment is the largest of six dwellings within the Trebencyn Park development and retains many impressive original features including a magnificent fireplace, wood panelling, stone mullioned windows, decorative plasterwork and high ceilings. The original grand entrance hall is now the communal entrance from which the property can be accessed by its own front door on the ground floor, or on the first floor via a shared lift using a personal code.

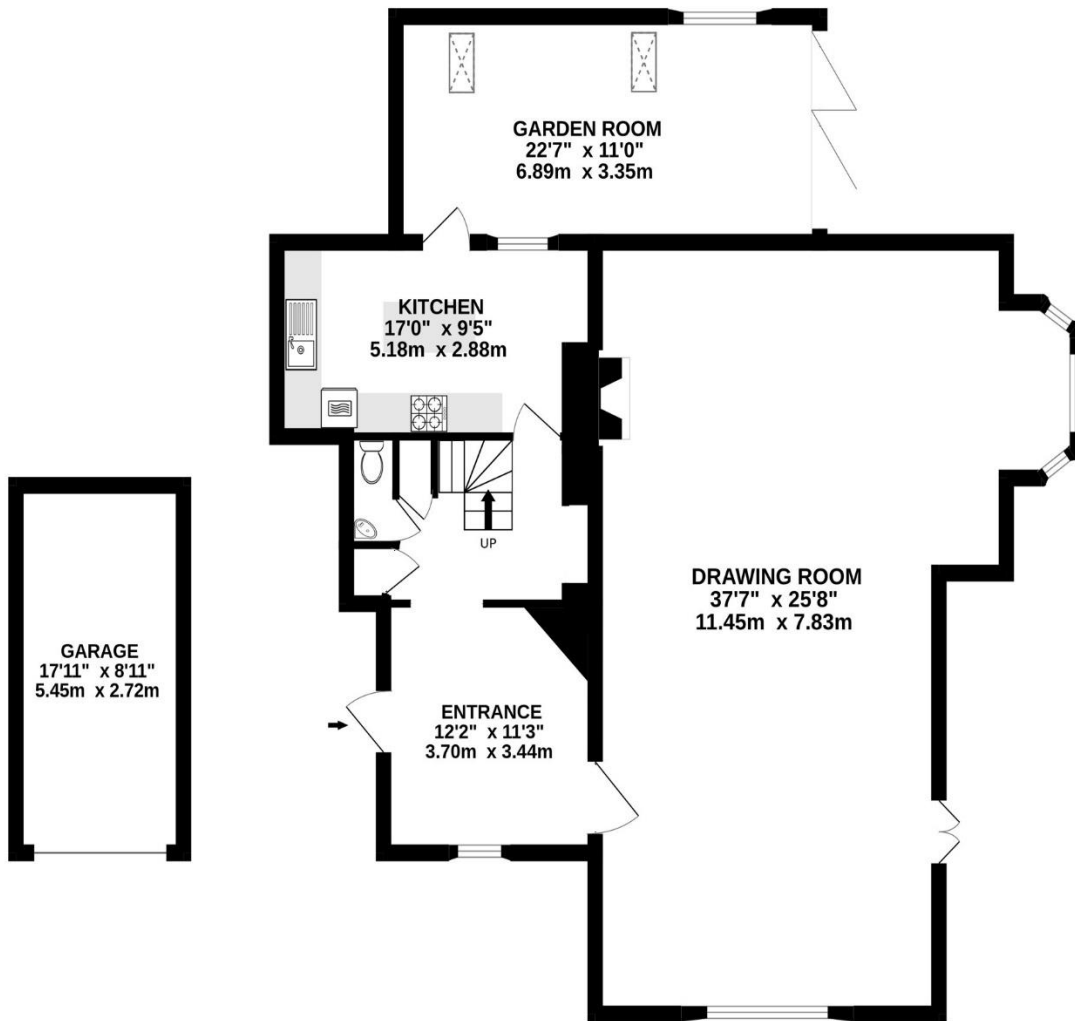
The accommodation includes an oak-panelled entrance hall with carved oak and stone fireplace leading into an elegant drawing room measuring some 37' x 26' with full height windows, a period fireplace, and French windows to the delightful private garden. Also on the ground floor is a modern kitchen with granite countertops, built in appliances and a central island unit and a light filled garden room providing a separate less formal living space with bi-fold doors to the garden. There is also a guest WC and a coat cupboard on the ground floor. Stairs rise from the entrance hall to a large galleried landing providing a pleasant seating area with lovely views. Bedrooms one and two both have en-suite shower rooms, while there are two further double bedrooms and a family bathroom.

Outside the main entrance is a substantial gravelled parking area and the property's single garage is adjacent. Trebencyn Park enjoys splendid views across the gently undulating Monmouthshire countryside towards the Blorenge Mountain. The well tended communal grounds extend to circa 2.5 acres and are mainly laid to lawns with mature trees, shrubs, attractive yew hedging, and are bordered by fields.

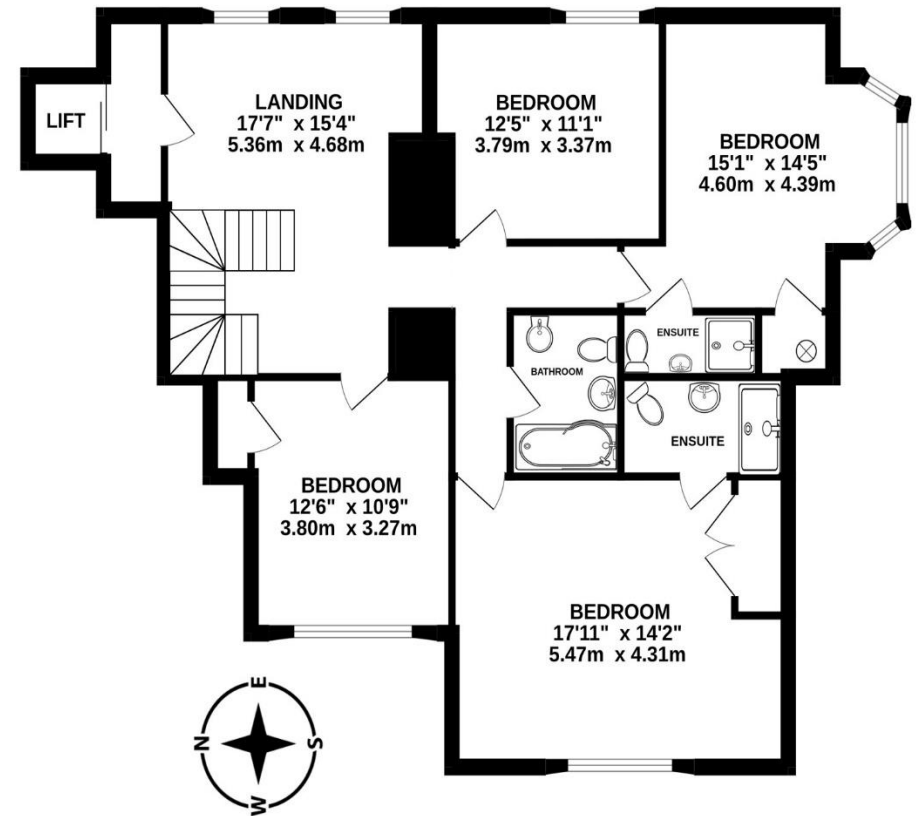
The centre of Abergavenny is located approximately 1.5 miles away. Situated twelve miles from the English border and just south of the Black Mountains in the Bannau Brycheiniog National Park, it is steeped in history. Originally a Roman Fort, then a medieval walled town, Abergavenny is today a lively market town offering a wide range of amenities with major supermarkets, a high street with several well regarded independent shops, a vibrant market hall, a leisure centre, Nevill Hall Hospital and a number of churches. With its many restaurants and cafes Abergavenny is world renowned for its Food Festival. The town also offers a rich range of cultural options. Its location means that Abergavenny acts as the major transport hub for the area with the railway station allowing easy access to anywhere on the rail network. The A40 and the A465 (Heads of the Valleys Road) are one mile out of town with the M50 / M4 a further 25 minutes away.



GROUND FLOOR
1563 sq.ft. (145.2 sq.m.) approx.



1ST FLOOR
1164 sq.ft. (108.1 sq.m.) approx.



TOTAL FLOOR AREA : 2727 sq.ft. (253.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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DIRECTIONS

From our office in Cross Street (NP7 5EU) follow Monk Street (A40) north 3/4 of a mile before turning right onto Grosvenor Road (B4521). Continue past Maindiff Court Hospital and take the left turn signposted 'Craft Centre' take the first right into Trebencyn Park.

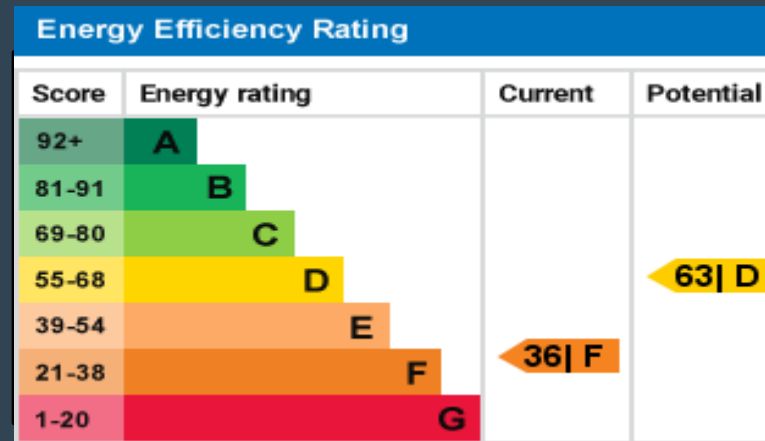
USEFUL INFORMATION

COUNCIL TAX: Band H. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that there is an LPG central heating system, mains electricity & water are connected to the property, private drainage. Rural broadband is available with a 4G router, we have measured a speed of 73.9 Mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be leasehold with each of the 6 residents owning an equal share of the freehold. We understand the leasehold has a 999 year lease from July 2003. Service charge of £221 per calendar month and £300 annual contribution to sink fund. 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.