

CHRISTIE

R E S I D E N T I A L



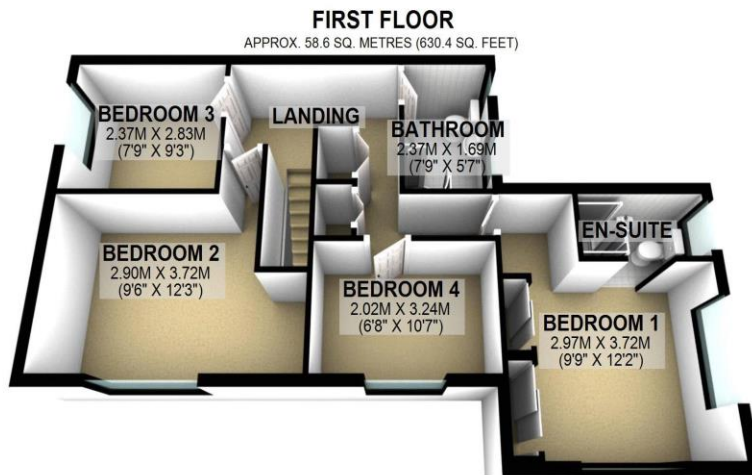
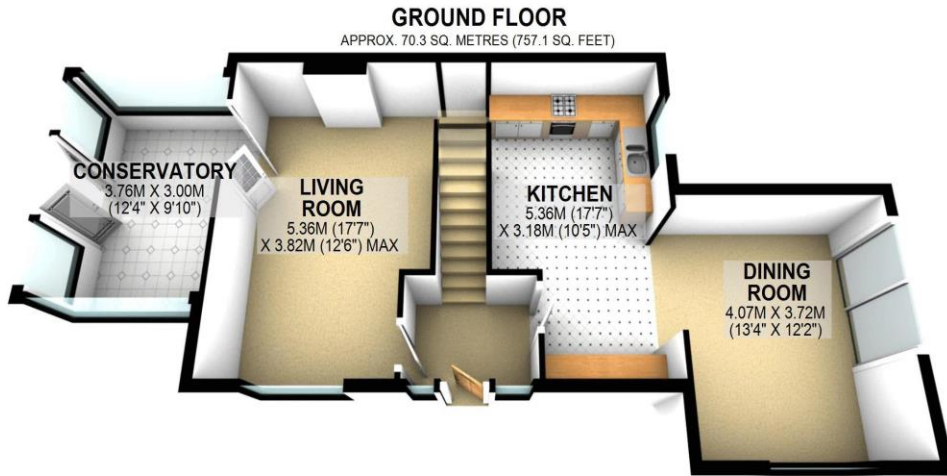
19 St. Teilos Road, Abergavenny,
NP7 6EU

An extended four bedroom end terraced family home offered with no onward chain. Spacious accommodation including living room, kitchen/breakfast room, dining room, conservatory, principal bedroom with en-suite, side gardens and parking.

- Extended End Terrace House
- No Onward Chain
- Four Bedrooms
- Living Room & Conservatory
- Kitchen/Breakfast & Dining Room
- Bedroom One With En-Suite

Price £275,000





TOTAL AREA: APPROX. 128.9 SQ. METRES (1387.5 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 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 four bedroom end terrace family home located in a popular residential area close to local schools and within easy reach of Abergavenny town centre. The property has been extended and now provides exceptionally spacious accommodation including an entrance hall, living room, kitchen/breakfast room, dining room and conservatory. Upstairs the principal bedroom has an en-suite shower room, there is a further double bedroom and two single bedrooms as well as a family bathroom. The property is bordered to the front and side boundaries by low wall and hedging offering a good degree of privacy to the gardens. The gardens to either side of the house are well stocked with a range of mature trees and shrubs, laid mainly to lawn with resin paths connecting the separate areas. A gated driveway provides off street parking for one vehicle. With further benefits including gas central heating and double glazing throughout, this is an excellent property and offered with no onward chain.

Abergavenny is a popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenge and the Sugar Loaf mountains, 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 follow Monk Street (A40) north to the traffic lights. Continue for a further $\frac{3}{4}$ of a mile and take the left turn into St. Teilos Road. Take the second right and the property can be found on the right hand side.

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.