

CHRISTIE

R E S I D E N T I A L



25 Chapel Road Abergavenny,

NP7 7DN

A Grade II listed semi-detached period house located in a sought after residential location a short walk from the wide ranging amenities of Abergavenny town centre. The property affords flexible accommodation including three reception rooms and further benefits from a superb west facing rear garden.

- Double Fronted Georgian House
- Three Bedrooms
- Three Reception Rooms
- Kitchen/Breakfast Room
- Bathroom & Ground Floor Wet Room
- No Onward Chain

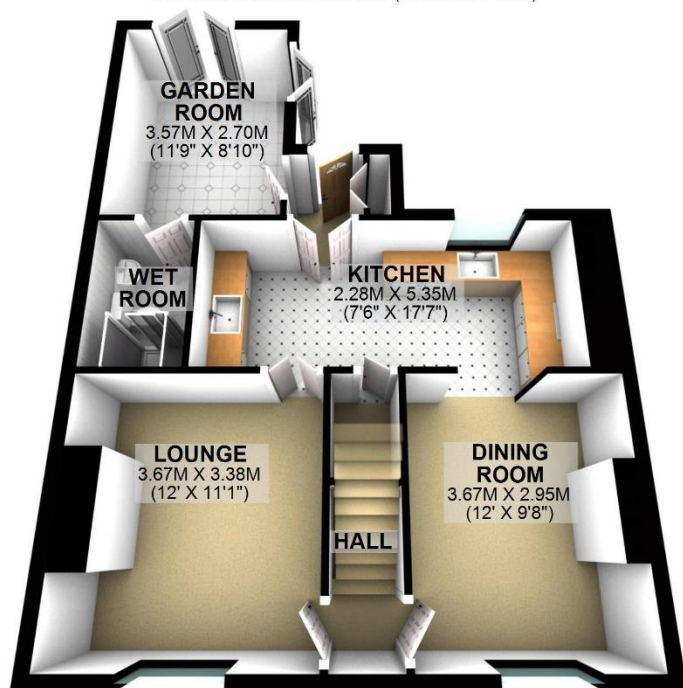
Price

£420,000



GROUND FLOOR

APPROX. 56.9 SQ. METRES (612.0 SQ. FEET)



FIRST FLOOR

APPROX. 40.7 SQ. METRES (437.8 SQ. FEET)



TOTAL AREA: APPROX. 97.5 SQ. METRES (1049.8 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

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About this property

An attractive double fronted, Grade II listed Georgian period home located in a conservation area on the western side of Abergavenny, a level walk of some 500 metres from the main town centre and just around the corner Cantref Junior School. Built circa 1820, and offering an abundance of charm and character, the offers flexible accommodation comprising, on the ground floor, an entrance hall, lounge with feature fireplace, separate dining room and large fitted kitchen/breakfast room. In addition, there is a sunny garden room which has previously been utilised as a downstairs bedroom as there is an adjacent wet room/WC. Upstairs there are two light and bright double bedrooms, a comfortable single bedroom and a three-piece family bathroom. To the rear, the property benefits from a fabulous west facing garden which enjoys wonderful views of Bloreng Mountain. From the patio area at the rear of the house there are steps up to a large lawned section with mature shrub borders running to each side. There is also a raised seating platform positioned to provide an ideal vantage point to enjoy the aforementioned views. Offered with no onward chain.

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 market, 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 and turn left into Park Road and continue through the town taking the fourth right, just after the pedestrian crossing, into Chapel Road and the property can be found 100 metres along on the left hand side, opposite the turning for Cantref Road.

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. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 80 mbs. 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.