

CHRISTIE

R E S I D E N T I A L



6 Sunnybank, Abergavenny, NP7 5YE

An extremely well positioned three bedroom end terrace house with fantastic views across Abergavenny towards the mountains beyond. With accommodation over three floors including lounge with wood burner, dining room kitchen and utility, two first floor bedrooms and bathroom, third bedroom on second floor.

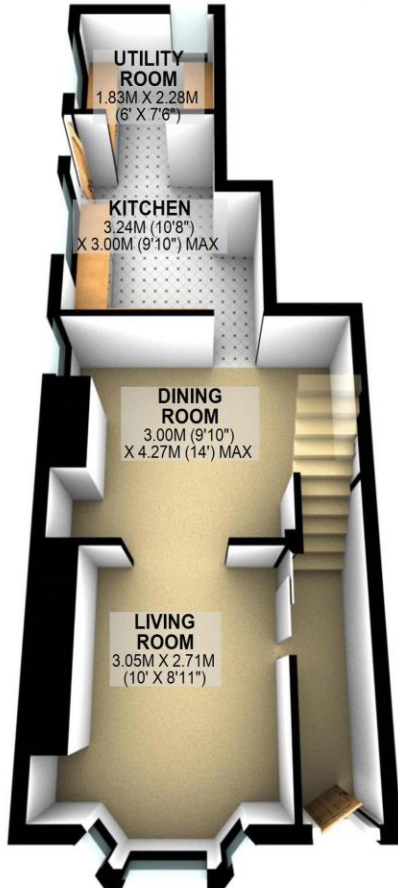
- End Terrace House
- Three Bedrooms
- Excellent views
- Walking Distance of Abergavenny Town Centre
- Lounge, Dining Room
- Kitchen, Utility

Price	£285,000
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GROUND FLOOR

APPROX. 39.6 SQ. METRES (425.9 SQ. FEET)



FIRST FLOOR

APPROX. 31.4 SQ. METRES (338.3 SQ. FEET)



SECOND FLOOR

APPROX. 12.2 SQ. METRES (131.8 SQ. FEET)



TOTAL AREA: APPROX. 83.2 SQ. METRES (896.0 SQ. FEET)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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About this property

An extremely well positioned three bedroom end terrace house boasting views of Skirrid Fach, The Skirrid and The Blorenge whilst being within easy walking distance of Abergavenny Town Centre. The property consists of Lounge with a wood burning fire, Dining Room, Fitted Kitchen and Utility to the ground floor, On the first floor there are two bedrooms and a family bathroom to the first floor, while the second floor is accessed by a paddle step staircase and offers a third bedroom having Velux windows offering a roof top view of the town. The property further benefits from gas central heating and double glazed windows. Outside there is an elevated patio area creating a south facing sun trap with rear access. Offered with no onward chain.

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 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 Street (main shopping area). After 300 yards bear left at the T-junction, then take the 2nd left onto Merthyr Road. Once on Merthyr Road take the 2nd right into Sunnybank.

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 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.