

CHRISTIE

R E S I D E N T I A L



6 WINDSOR ROAD, ABERGAVENNY, NP7 7BB

A hugely attractive Victorian, mid-terrace home situated on one of Abergavenny's prime residential roads to the west of the town. Offered in excellent order throughout, the property benefits from two reception rooms, large kitchen/diner, west facing garden and workshop.

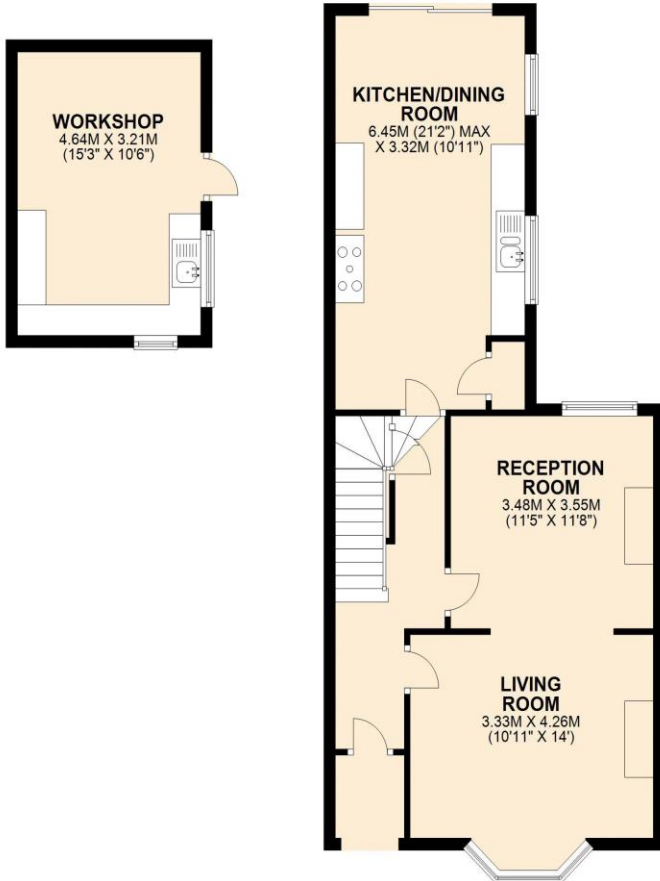
- Superb Mid Terrace Victorian Property
- Four Bedrooms
- Living Room With Log Burner
- Large Kitchen/Dining Room
- Bathroom & Shower Room
- West Facing Garden

PRICE	£520,000
-------	----------



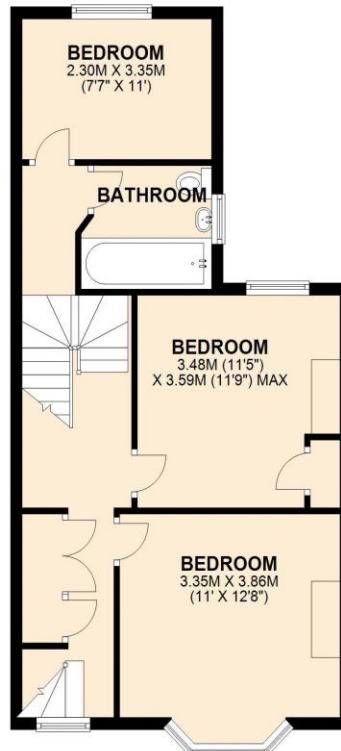
GROUND FLOOR

APPROX. 75.4 SQ. METRES (811.5 SQ. FEET)



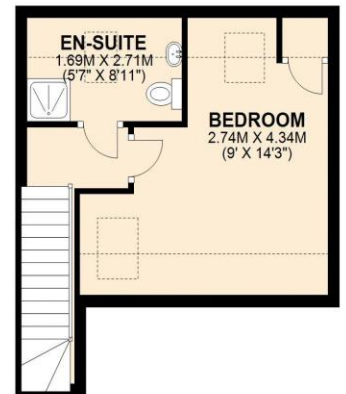
FIRST FLOOR

APPROX. 54.0 SQ. METRES (581.7 SQ. FEET)



SECOND FLOOR

APPROX. 25.1 SQ. METRES (269.9 SQ. FEET)



TOTAL AREA: APPROX. 154.5 SQ. METRES (1663.1 SQ. FEET)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

CHRISTIE

RESIDENTIAL

ABOUT THIS PROPERTY

An exceptionally attractive and generously proportioned, Victorian mid-terrace property located in hugely sought after Windsor Road, on the western side of Abergavenny. Beautifully presented throughout, this is a superb four bedroom property that harmoniously blends period detail with the trappings of a modern home. On the ground floor the property comprises a welcoming entrance hall with classic geometric tiled floor, leading to a lounge to the front with feature bay window and fireplace incorporating a wood burning stove, second sitting room to the rear, and a large kitchen/dining room with doors to the garden. On the first floor there is an impressive master bedroom with a bay window as well as a further double bedroom, comfortable single bedroom and family bathroom. From the landing, stairs lead up to the converted attic comprising a double bedroom with Velux windows providing superb views towards the Bloreng Mountain, and a shower room. To the front the property is set behind a walled garden laid to lawn with mature trees and vegetable planters. To the rear there is a lovely west facing garden comprising a patio to the fore with steps down to an area of lawn with a range of mature trees, shrubs, flowers, ornamental pond and workshop/studio with overhead light, power points and sink with running water. Please note there is a right of access to the rear of the garden and workshop. This is an excellent family home offered in very good order throughout, affording a location that offers easy access to the both the delightful countryside that Abergavenny enjoys and its wealth of varied amenities.

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Bloreng Mountain 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 St (main shopping area). After 300 yards bear left at the T junction and carry on before taking the 2d right into Chapel Road. Take the 3rd left into Western Road and the second right into Windsor Road.

USEFUL INFORMATION

COUNCIL TAX: Band F. 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.