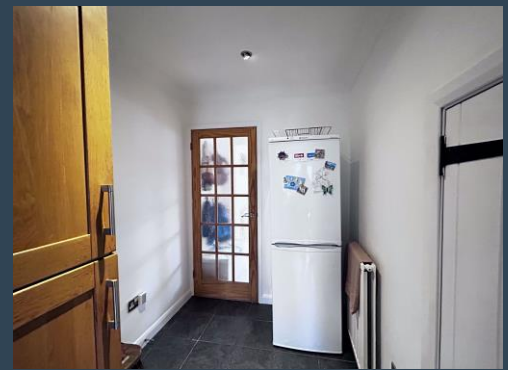


CHRISTIE

R E S I D E N T I A L



19 Poplars Close, Abergavenny, NP7 6LS

This three-bedroom mid-terrace home in a quiet Mardy cul-de-sac offers spacious living. Features include a 20-ft living room, conservatory, modern kitchen, and a 14-ft master bedroom. Outside, there's a driveway for two cars and a low-maintenance garden. Ideal for families.

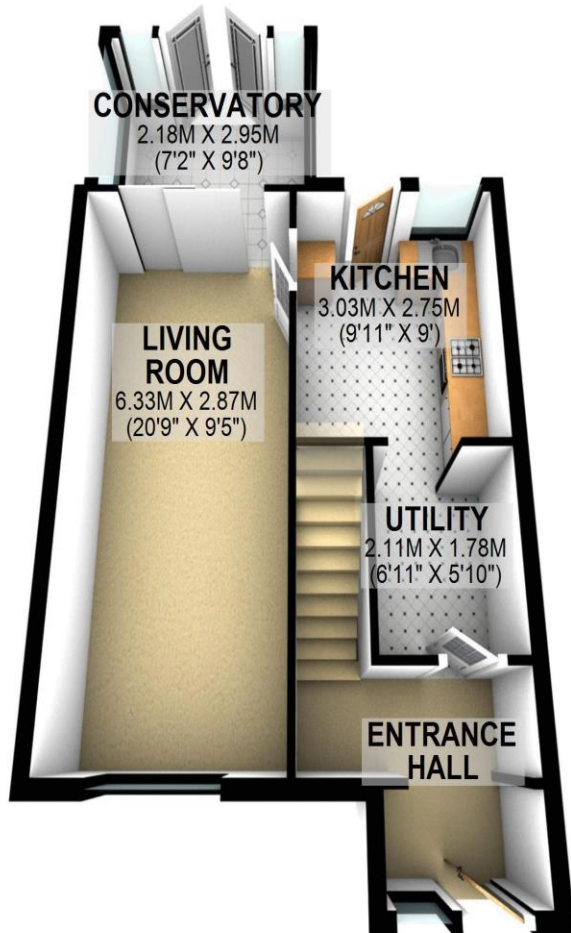
- Three Bedrooms
- Terraced House
- 20' Living Room
- Kitchen & Utility
- Family Bathroom
- Extended Entrance Hall

Price	£230,000
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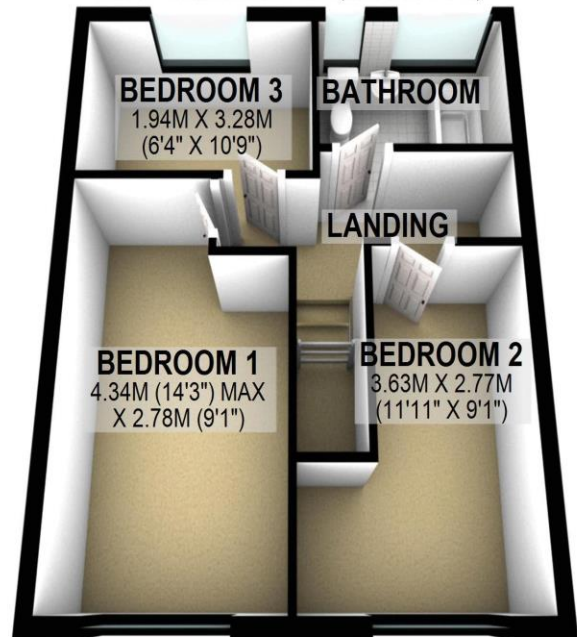
GROUND FLOOR

APPROX. 44.8 SQ. METRES (482.6 SQ. FEET)



FIRST FLOOR

APPROX. 36.3 SQ. METRES (390.6 SQ. FEET)



TOTAL AREA: APPROX. 81.1 SQ. METRES (873.2 SQ. FEET)

CHRISTIE

R E S I D E N T I A L

About this property

This well-presented three-bedroom mid-terrace property is located in a quiet cul-de-sac in the popular Mardy area, on the northern edge of Abergavenny. The property is in good condition and offers spacious accommodation over two floors. On the ground floor, the 20-foot living room is a bright and inviting space that opens into a conservatory with garden access. The modern kitchen is well-equipped, with a convenient utility area for added storage. Upstairs, there are three good-sized bedrooms, including a 14-foot master bedroom, along with a modern family bathroom. Externally, the property is set back with a driveway for two vehicles. The rear garden features a patio area, artificial turf, and a timber shed for additional storage. This home offers a great blend of comfort, convenience, and low-maintenance living, making it an ideal choice for families.

Abergavenny is 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 in Cross Street (NP7 5EU) follow Monk Street (A40) north for 1.2 miles as the road becomes Hereford Road, before taking the left turn into Greystones Avenue. Bear left into Poplars Road and take the third right into Poplars Close.

USEFUL information

COUNCIL TAX: Band C. 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 1800 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.