

CHRISTIE

R E S I D E N T I A L

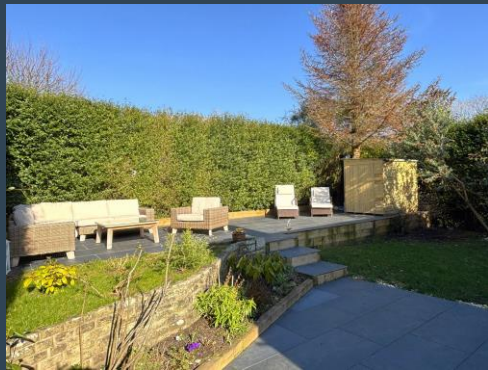


7 CLIFTON ROAD, ABERGAVENNY, NP7 6AG

A beautifully presented three bedroom detached house, enjoying an elevated position on a quiet residential road to the north of Abergavenny town centre. Greatly improved by the current owners, the property retains a wealth of character and benefits from a superb kitchen/family room, landscaped rear garden and off road parking.

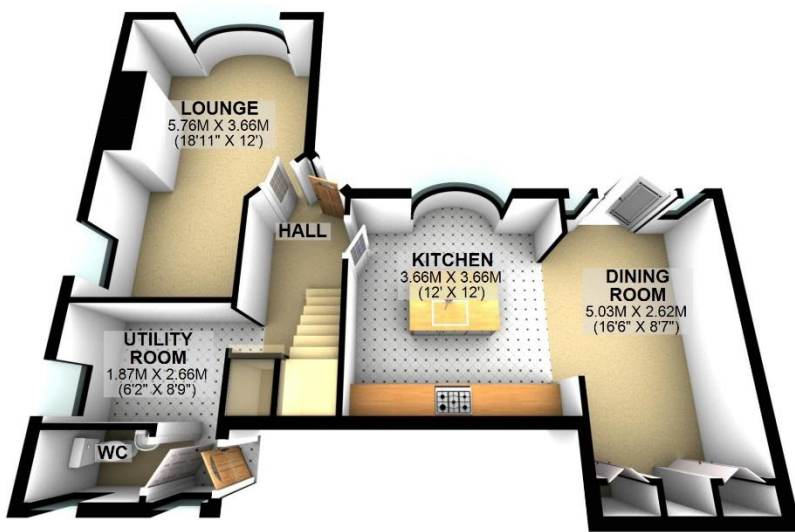
- Arts & Crafts House
- Beautifully Refurbished Throughout
- Lounge With Wood Burning Stove
- Sumptuous Four Piece Bathroom
- Utility Room & Downstairs WC
- Popular Residential Location

PRICE	£450,000
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GROUND FLOOR

APPROX. 62.3 SQ. METRES (670.8 SQ. FEET)



FIRST FLOOR

APPROX. 49.1 SQ. METRES (528.2 SQ. FEET)



TOTAL AREA: APPROX. 111.4 SQ. METRES (1199.0 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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ABOUT THIS PROPERTY

An exceptionally attractive three bedroom detached house enjoying an elevated position in a popular residential road less than a mile from Abergavenny town centre. Built in 1935, this Arts and Crafts style property meticulously refurbished by the current owners, to create a stylish modern home of immense character and charm. The ground floor accommodation comprises a welcoming entrance hall that leads to the 18' lounge with feature bay window with recently added wood burning stove. The heart of the home is the superb kitchen/family room, again with feature bay, that includes a stylish, bespoke kitchen with central island and large dining area with French doors out to the front terrace. The kitchen has been equipped with integrated Neff appliances include two eye level slide and hide ovens, five ring gas hob and dishwasher, and finished with quartz worktops. The ground floor also includes a separate utility room with rear access and a downstairs WC. Upstairs, a bright and airy landing leads to two large double bedrooms both enjoying fabulous southerly views across the town to the Bloreng Mountain, a single bedroom and a sumptuous four piece family bathroom. General improvements to the house include a full rewire, double glazing throughout, and solid oak flooring and doors. To the front the property is set behind a hugely attractive, terraced front garden well stocked with an array of flowers and shrubs with steps up to a large patio area accessed from the dining room. It is a perfect position to entertain and enjoy the superb views that are such a feature of the house. There is also a single driveway that leads to a three metre square store. Patio has been laid with porcelain slabs which run to the side of the property into the rear garden. This has been landscaped to provide a large decked seating area from which to survey the superb vista, a central section of lawn shaded by mature trees with and the useful inclusion of a timber storage shed. This an exceptional home of particular aesthetic merit both inside and out, that enjoys well regarded residential location within easy reach of the wide-ranging amenities of the town.

DIRECTIONS

From our office in Cross Street (NP7 5EU) follow Monk Street north for three quarters of a mile before turning right onto Grosvenor Road (B4521). Take the second left into Clifton Road whereupon the property can be found a little way along on the right hand side.

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/Ogi) 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.