

# CHRISTIE

R E S I D E N T I A L



## 33 Richmond Road, Abergavenny, NP7 5RE

A charming detached three bedroom bungalow located in a popular residential road, half a mile from Abergavenny town centre. The property benefits, from a 17' lounge, kitchen/breakfast room, generous off street parking and an exceptionally generous rear garden.

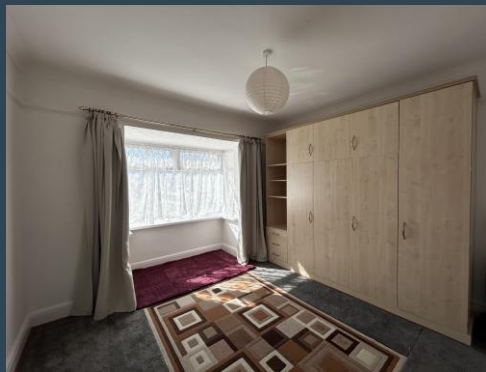
- Detached Bungalow
- Three Bedrooms
- 17' Lounge
- Kitchen/Breakfast Room
- Conservatory
- Large Garden

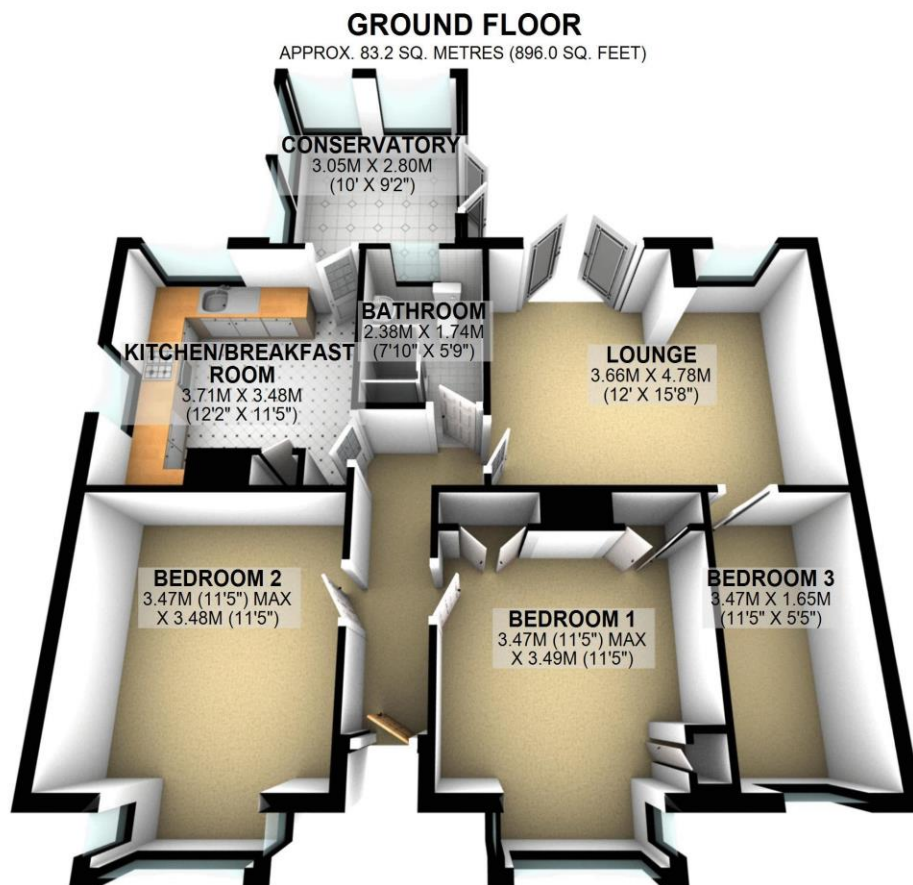
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Price	£345,000
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TOTAL AREA: APPROX. 83.2 SQ. METRES (896.0 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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## About this property

A three bedroom detached bungalow situated in perennially popular Richmond Road, half a mile from Abergavenny town centre and its wealth of amenities. The property is presented in good order and neutrally decorated throughout. The accommodation comprises of the entrance hall with two double bedrooms to the front enjoying views across the town towards the Blorenge Mountain from their matching bay windows. To the rear there is a 17' lounge with wood burning stove, leading to the third, single bedroom, a fully fitted kitchen/breakfast room, conservatory and three piece shower room. The property is set back behind hedging with a driveway providing parking for one car leading to the detached single garage. The rear garden is particularly impressive in its scope with patio area to the fore leading to a large area of lawn. In addition there is a greenhouse to the rear with further patio seating area, ideally placed to enjoy views south of the Blorenge and east towards Skirrid Fach. The garden also benefits from rear access providing additional parking and would be suitable for those looking for caravan, motor-home parking.

Abergavenny is a popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenge and the Sugar Loaf mountains, It 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. 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, the Chamber Music Society 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. Furthermore there is a large bus station with an extensive range of routes to neighbouring towns and villages and as far afield as Cardiff. For further information on school catchment areas and community provisions go to [www.monmouthshire.gov.uk](http://www.monmouthshire.gov.uk) or call 01633 644488.

## Directions

From our office in Cross Street (NP7 5EU) follow Monk Street (B4521) north to the traffic lights. At this point the road becomes Hereford Road. Continue up the road before taking the right turn into Richmond Road (immediately after the Premier shop on the left). The property can be found on the left hand side, opposite the T junction with Alexandra Road.

## 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 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.

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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.