

CHRISTIE

R E S I D E N T I A L



54A HOLYWELL CRESCENT, ABERGAVENNY, NP7 5LG

A four bedroom detached home situated in a popular residential area a short walk from both Abergavenny town centre and railway station. Offered in good order throughout the property affords well proportioned accommodation with the further benefit of a low maintenance rear garden and off street parking.

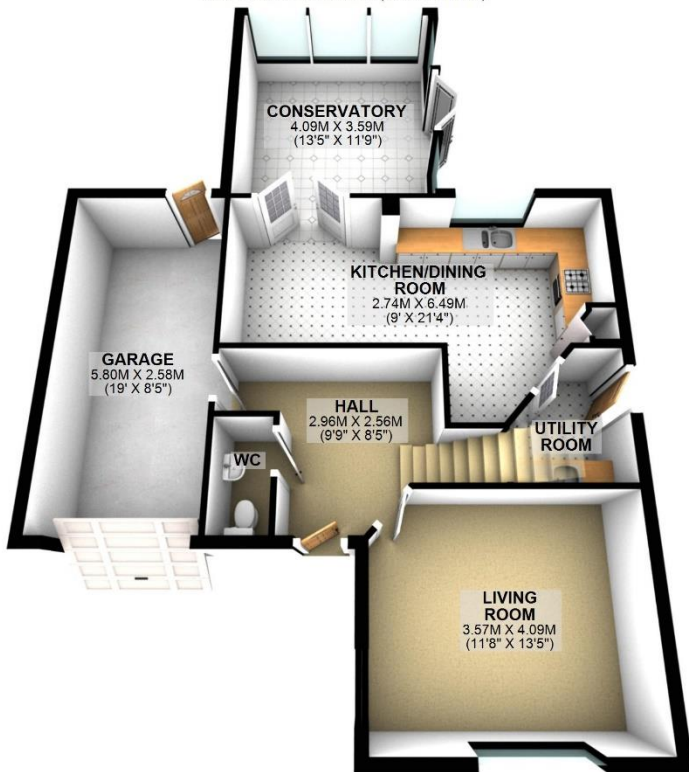
- Detached Four Bedroom House
- Lounge & Large Conservatory
- 21' Kitchen/Diner
- Principal Bedroom With En-Suite
- Family Bathroom & Downstairs WC
- No Onward Chain

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| PRICE | £450,000 |
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GROUND FLOOR

APPROX. 80.0 SQ. METRES (860.8 SQ. FEET)



FIRST FLOOR

APPROX. 66.0 SQ. METRES (710.3 SQ. FEET)



TOTAL AREA: APPROX. 146.0 SQ. METRES (1571.1 SQ. FEET)

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ABOUT THIS PROPERTY

A well-presented four-bedroom detached house, ideally located just a short walk from the train station and within easy reach of Abergavenny's thriving town centre. The property affords generous accommodation throughout with the ground floor comprising a welcoming and spacious entrance hall that leads to the separate lounge and impressive 21' kitchen/diner. The kitchen includes integral appliances and extensive worktop space, with room for a large dining table at the far end, where there are French doors opening into a substantial conservatory. In addition, there is a utility room, downstairs WC and internal access to the integral 19' single garage. Upstairs, the principal bedroom includes a modern en-suite shower room and extensive fitted storage, while there are three further bedrooms (again with fitted storage) and a family bathroom. The house is set back behind a block paved driveway providing parking for two cars. To the rear there is a private garden which is largely low maintenance, mainly laid to lawn with attractive shrub and flower borders. Offered with no onward chain.

ABOUT THE LOCATION

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Bloreng 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 market, a high street comprising of recognised 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) head away from the Town Centre on the A40 toward the Bus Station and Monmouth Road. After the Bus Station take the first left into Holywell Road and then the second right into Holywell Road East which quickly becomes Holywell Crescent. At the top of the hill the road bears right and then take the first available left which leads to a small cul-de-sac overlooking the green. The property can be found at the end of this section of road on the right hand side. What3words reference - [///quoted.unfair.indeed](#)

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.