

CHRISTIE

R E S I D E N T I A L



47 MONMOUTH ROAD, ABERGAVENNY, NP7 5HP

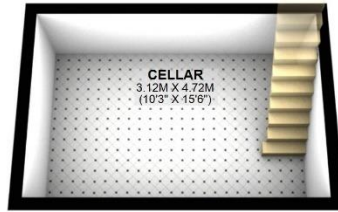
A charming five bedroom period home located moments from Abergavenny town centre and a short walk from the railway station. The property affords generous accommodation across three floors and further benefits from off road parking for two cars and a mature garden with large timber outbuilding.

- Victorian Semi-Detached House
- Five Bedrooms
- Two Reception Rooms
- 27' Kitchen/Diner With Larder Storage
- Bathroom & Shower Room
- Retains A Wealth Of Period Features

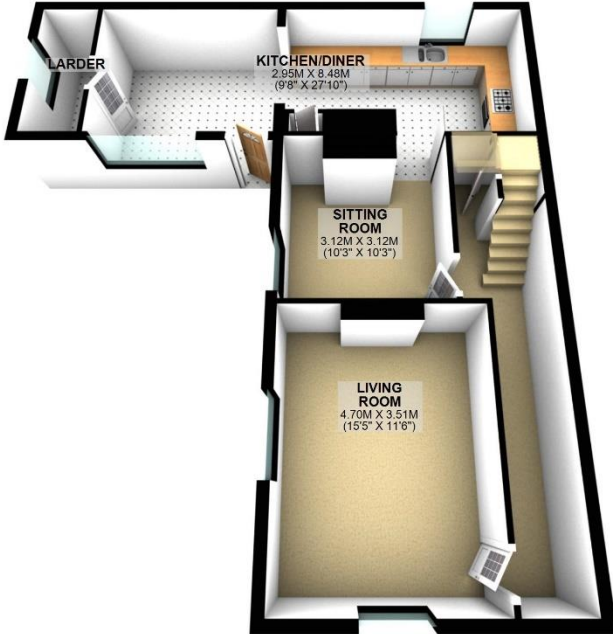
PRICE	£485,000
-------	----------



BASEMENT
APPROX. 14.7 SQ. METRES (158.3 SQ. FEET)



GROUND FLOOR
APPROX. 66.9 SQ. METRES (720.3 SQ. FEET)



FIRST FLOOR
APPROX. 54.0 SQ. METRES (581.0 SQ. FEET)



SECOND FLOOR
APPROX. 38.5 SQ. METRES (414.5 SQ. FEET)



TOTAL AREA: APPROX. 174.1 SQ. METRES (1874.2 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

CHRISTIE

R E S I D E N T I A L

ABOUT THIS PROPERTY

Located in the heart of Abergavenny, this five-bedroom semi-detached period home, built in the mid-1800s, retains a wealth of original features while offering generous living space across three levels. The property affords generous accommodation throughout along with a wealth of period charm, in a central location moments from the wide ranging amenities of Abergavenny's vibrant town centre and a short walk from the railway station. Stepping inside, the entrance hallway features original mosaic floor tiles, setting the tone for the home's character. The living room and sitting room both retain decorative cornicing, high ceilings, and feature fireplaces, adding to the property's period appeal. At the rear there is a 27' kitchen/diner with access out to the garden and including a large larder cupboard. From the hall, stairs lead down to the 15' cellar. On the first floor, there are three bedrooms, along with a family bathroom and a separate shower room. The second floor features two further double bedrooms, offering flexibility for additional sleeping space, a study, or other uses. The property is set back behind an attractive but low maintenance frontage with driveway to the side providing parking for two cars. The garden is accessed directly from the kitchen comprising a private patio area with steps up to a large expanse of lawn framed by hedging for privacy and including a central willow tree, raised beds and timber shed. At the far end of the garden is a very large timber store/workshop with power.

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 head away from the Town Centre on the A40 toward the Bus Station and Monmouth Road. After the Bus Station take the first right (at the Abergavenny Hotel) and the property can be found immediately on the left 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.