

# CHRISTIE

R E S I D E N T I A L



44a Merthyr Road, Abergavenny, NP7 5BY

Charming Victorian three-bedroom semi in central Abergavenny, offering spacious living, a generous kitchen/diner, and a private courtyard garden. Ideally located near shops, schools, and transport, this characterful home suits families, first-time buyers, or downsizers seeking flexible, well-connected living.

- Three Bedroom House
- Semi-Detached
- Close To Town Centre

- Large Living Room
- Kitchen/Dining Room
- First Floor Bathroom

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Price                      £259,950

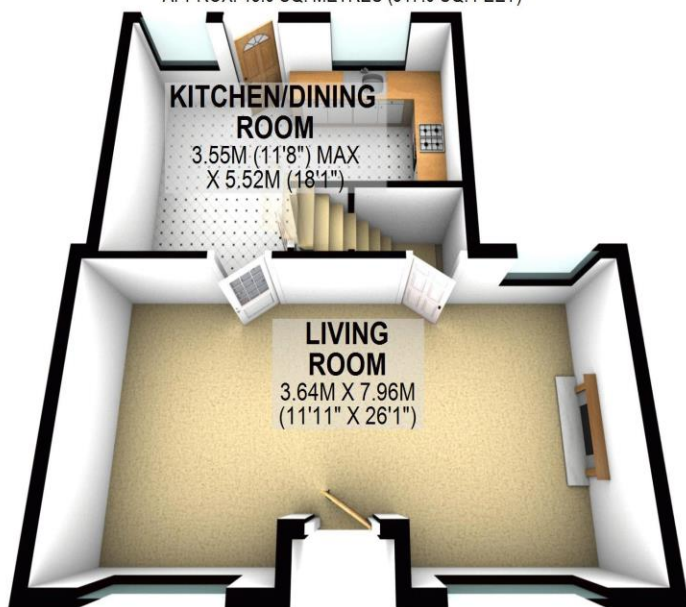
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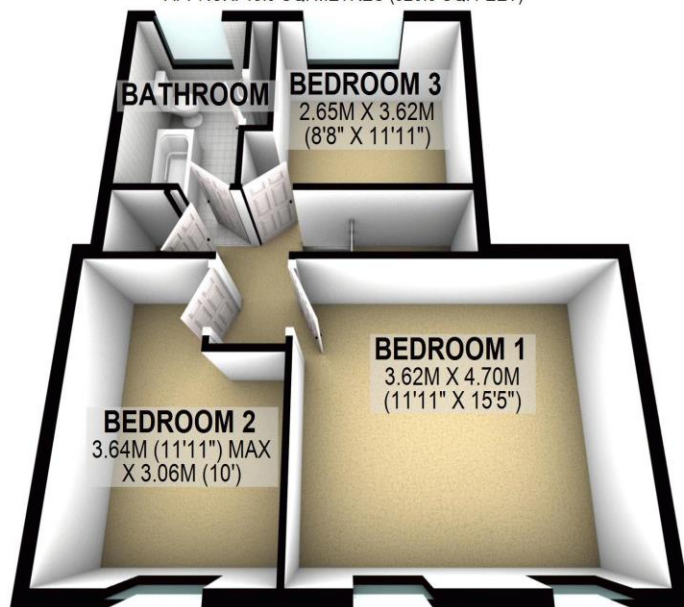
### GROUND FLOOR

APPROX. 48.0 SQ. METRES (517.0 SQ. FEET)



### FIRST FLOOR

APPROX. 48.9 SQ. METRES (526.8 SQ. FEET)



TOTAL AREA: APPROX. 97.0 SQ. METRES (1043.8 SQ. FEET)



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## About this property

This double-fronted Victorian three-bedroom semi-detached house is conveniently located just a short stroll from the vibrant heart of Abergavenny, this delightful property enjoys a prime position with excellent access to the town's shops, cafes, restaurants, schools, and transport links. Upon entering you are welcomed into a spacious and inviting full-width living room. This large reception area provides a comfortable and flexible living space, ideal for both relaxing evenings and entertaining guests. From here, a door leads through to the kitchen/dining room, and a staircase rises to the first floor. The kitchen/dining room is equally generous in size and well laid out to cater to modern family life. With ample space for a dining table and direct access to the rear courtyard garden, it's a sociable and functional hub of the home. Upstairs, the accommodation comprises three well-proportioned double bedrooms, all of which enjoy good natural light and offer plenty of room for bedroom furniture. The family bathroom is also located on this floor. Outside, the property benefits from a charming rear courtyard garden – a private and low-maintenance space perfect for morning coffee, evening relaxation, or container gardening. The garden also features gated access to the lane behind. Full of character and period charm, this well-located home presents a rare opportunity to purchase a property within a sought-after area. Whether you're a first-time buyer, a growing family, or someone looking to downsize without compromising on location, this property offers flexible living in a highly desirable part of town.

Abergavenny is a popular market town nestled amidst the Seven Beacons with its skyline dominated by the Bloreng 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 market, 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 on Cross Street (NP7 5EU), follow Monk Street north to the traffic lights. Turn left into Park Road and continue through the town past Morrisons Supermarket. Take the second left turn into Merthyr 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 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.

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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.