

# CHRISTIE

R E S I D E N T I A L



## 5 TRILEY COTTAGES, TRILEY, ABERGAVENNY, NP7 8DE

A modern three bedroom mid-terrace house situated in a small development on the outskirts of Abergavenny. Well-presented throughout the property offers extensive open plan living accommodation, particularly large bathroom, low maintenance rear garden and allocated parking.

- Three Bedroom House
- Mid Terrace
- 24' Lounge/Diner
- Modern Integrated Kitchen
- Large Family bathroom
- Downstairs WC

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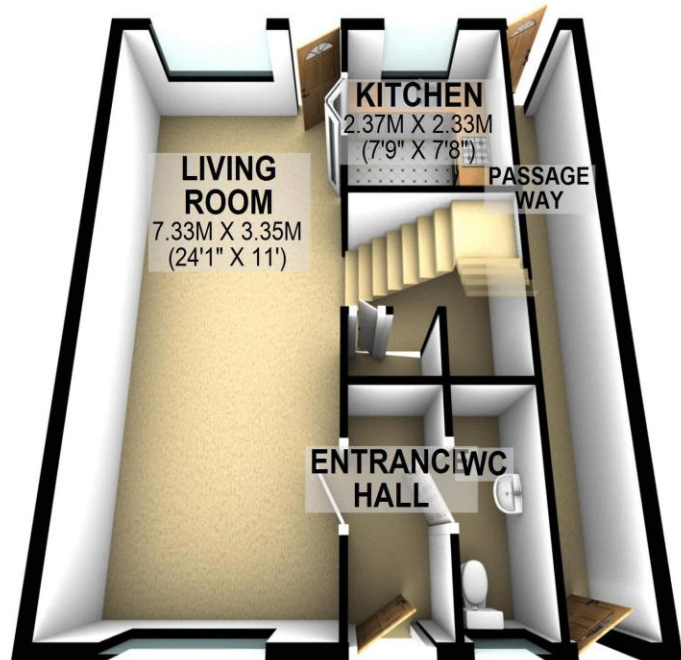
PRICE	£265,000
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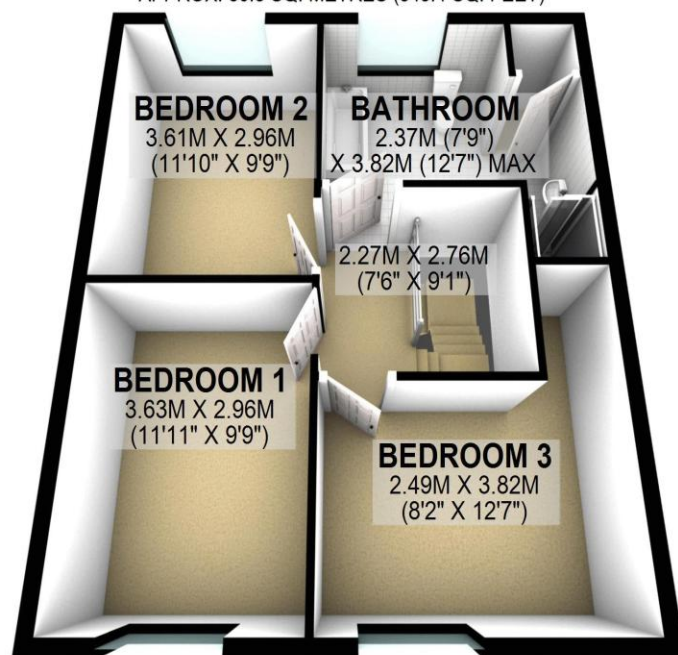
## GROUND FLOOR

APPROX. 50.4 SQ. METRES (542.2 SQ. FEET)



## FIRST FLOOR

APPROX. 50.5 SQ. METRES (543.4 SQ. FEET)



TOTAL AREA: APPROX. 100.9 SQ. METRES (1085.6 SQ. FEET)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>85 B</b>
69-80	<b>C</b>	<b>73 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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## ABOUT THIS PROPERTY

Built in 2006, this well-maintained and surprisingly spacious home offers an ideal setting for families or couples. The property benefits from oil-fired central heating with an updated boiler, as well as double glazing throughout for added comfort and efficiency. The ground floor features an inviting entrance hall with a practical WC/utility room, and leads into an open-plan living and dining area with a fitted kitchen. The kitchen includes a range of integrated cupboards, an electric hob, and an oven. Additional storage is available beneath the stairs. Upstairs, you'll find three generously sized double bedrooms and a large family bathroom complete with a separate shower. One of the bedrooms also offers potential for the creation of an ensuite, providing a great opportunity for future customization. Externally, the property is accessed via a private lane shared with just seven neighbours. A designated parking area at the rear accommodates two vehicles. A charming stable door from the living room opens to a low-maintenance, west-facing garden, which has been fully patioed and is enclosed by fencing and wall borders. A secure side passage—exclusive to this property—offers access to the front of the house and additional storage space. Situated in the peaceful hamlet of Triley, the home enjoys beautiful countryside views and is conveniently located just two miles north of Abergavenny, with excellent road connections.

Abergavenny is a popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenge and the Sugar Loaf mountains 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. 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 in Cross Street (NP7 5EU) Monk Street (A40) north to the traffic lights. At the lights the road becomes Hereford Road. Continue for 2 miles and just before the junction with the A465 turn left into the private cul-de-sac and the property can be found on the left hand side.

## USEFUL INFORMATION

**COUNCIL TAX:** Band E. The local authority is Monmouthshire County Borough Council – 01633 644644

**SERVICES:** We understand that there is an oil fired central heating system, mains electricity, water & sewerage are connected to the property. Standard broadband is available (provided by Openreach) with an estimated maximum speed of 22 Mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'. There is a monthly charge of £50.00 as part of a contribution to the maintenance of the private drainage system and road.

**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.