



**Christie
Residential**
YOUR HOME, HANDLED WITH CARE

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**Pentwyn, The Bryn,
Abergavenny**
£299,950

- ♥ Semi Detached House
- ♥ Three Bedrooms
- ♥ Living Room
- ♥ Kitchen/Dining Room





About this property

This well-presented traditional semi-detached home is light, spacious, and ready for immediate occupation, while still offering plenty of scope for future improvement and modernisation. Ideal for buyers who wish to settle in right away and update over time. The accommodation begins with an entrance porch leading into a hallway. The dual-aspect living room is bright and airy, featuring a gas-fired stove and French doors that open directly onto the rear garden. The kitchen/diner also benefits from a dual aspect, overlooking both the front and rear gardens. It is fitted with a range of units, an eye-level oven, built-in hob, and has plumbing in place for a dishwasher. Just off the kitchen, a rear hallway provides access to the garden, a shower room, and a useful store room that houses the oil-fired central heating boiler. Upstairs, there are three well-proportioned bedrooms, along with a main bathroom. The layout is practical and adaptable, making it well suited for a range of buyers, from families to those downsizing. Outside, the property boasts generous level gardens to both the front and rear. The front garden is mainly laid to lawn and framed by established borders, offering excellent curb appeal. A side path leads to the rear garden, which includes a vegetable plot, a patio area ideal for outdoor dining, and two private parking spaces.

About the location

The Bryn is located a short distance from the River Usk, giving access to wonderful riverside walks. The village is also serviced by a community store and post office, while the extensive amenities and transport links of Abergavenny are only minutes away. Abergavenny is a popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenge 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 it 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

Heading out of Abergavenny on the Monmouth Road towards the A465, take the 1st left at the Hardwick roundabout, bear right then take the left turn off signposted B4598 Usk. After 2.3 miles turn right at the sign for the Bryn. Cross over the bridge and upon entering Pentwyn the property is on the far side of the crescent to the left.

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 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.

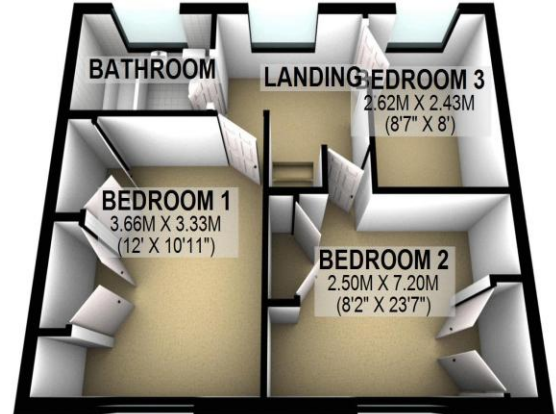
GROUND FLOOR

APPROX. 55.6 SQ. METRES (598.1 SQ. FEET)



FIRST FLOOR

APPROX. 49.9 SQ. METRES (536.6 SQ. FEET)



TOTAL AREA: APPROX. 105.4 SQ. METRES (1134.7 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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