

CHRISTIE

R E S I D E N T I A L

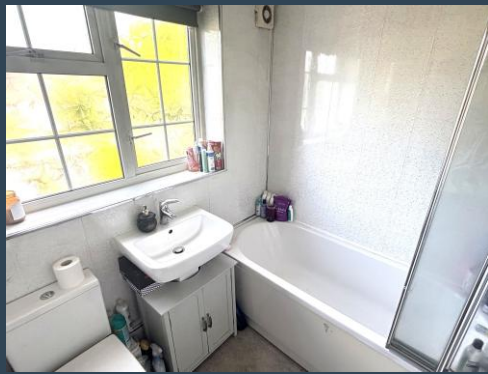


21A CROESONEN PARC, ABERGAVENNY, NP7 6PD

A three bedroom property located in the sought after residential area of Croesonen Parc a mile from the centre of Abergavenny. While the property would benefit from updating it affords well-proportioned accommodation throughout with the additional benefits of driveway parking and west facing garden.

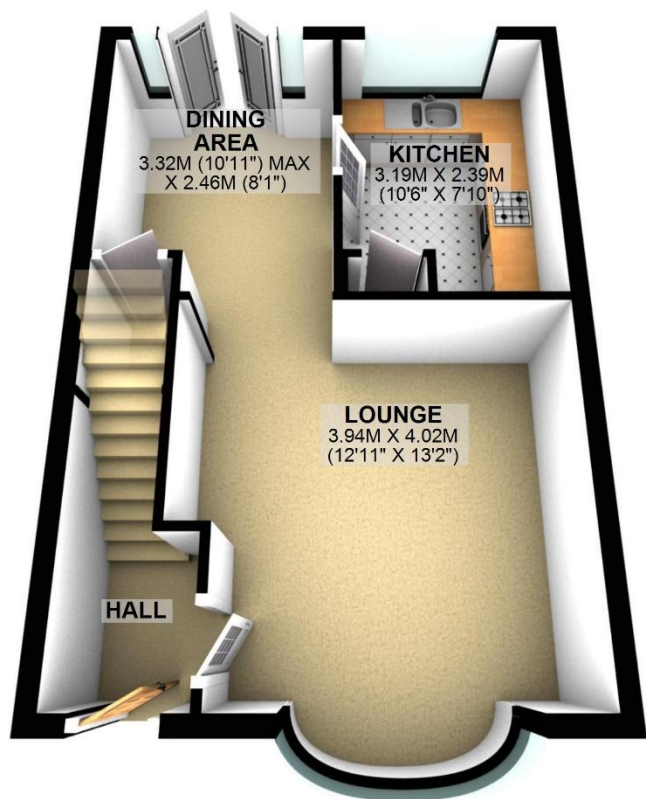
- Three Bedroom House
- Lounge Through To Diner
- Separate Fitted Kitchen
- Family Bathroom
- West Facing Rear Garden
- Popular Residential Location

PRICE	£240,000
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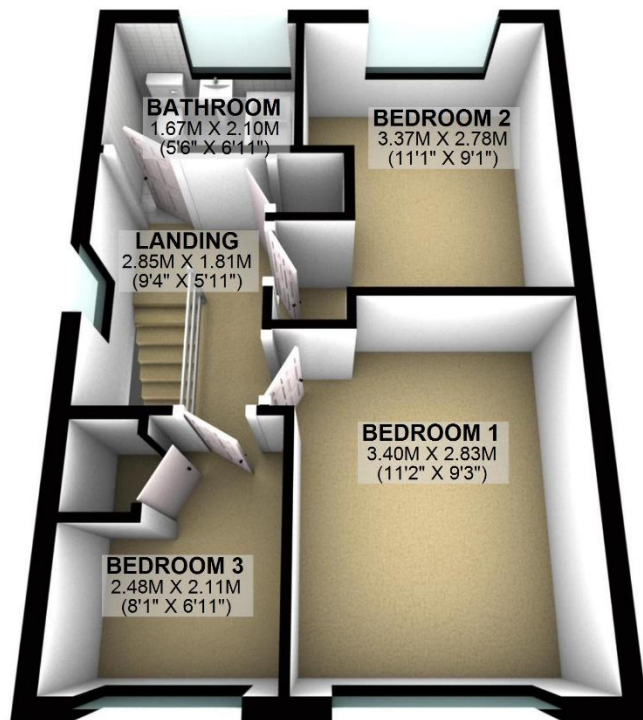
GROUND FLOOR

APPROX. 36.6 SQ. METRES (393.6 SQ. FEET)



FIRST FLOOR

APPROX. 35.1 SQ. METRES (377.3 SQ. FEET)



TOTAL AREA: APPROX. 71.6 SQ. METRES (770.9 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

CHRISTIE

RESIDENTIAL

ABOUT THIS PROPERTY

Situated in a small cul-de-sac on the popular Croesonen Parc residential development, this link semi-detached home offers three bedroom accommodation, conveniently located just under a mile from the main town centre and within easy reach of all local amenities. While the property would benefit from some updating it affords well-proportioned accommodation with the ground floor comprising an entrance hall, lounge with feature bow window, leading through to dining room and separate kitchen. Upstairs there are two double bedrooms, single bedroom and family bathroom. Outside the west-facing back garden with views towards the Deri Mountain is accessed through patio doors from the dining room and comprises a patio to the fore leading to an area of lawn and timber shed to the rear. The property further benefits from driveway parking for one car.

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 follow Monk Street (A40) north to the traffic lights. Continue straight on for a further $\frac{3}{4}$ of a mile and take the right turn into Croesonen Park just after the sign for Mardy. As the road bears left take the first right then carry on before taking the second right. The What3Words reference is [///suave.popular.says](#).

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/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.