

CHRISTIE

R E S I D E N T I A L



82 PARK STREET ABERGAVENNY, NP7 5YD

A well presented three bedroom Edwardian end of terrace house, situated in a sought-after residential road a short walk from the town centre. The property benefits from well proportioned accommodation throughout with the additional benefit of a sunny west facing rear garden.

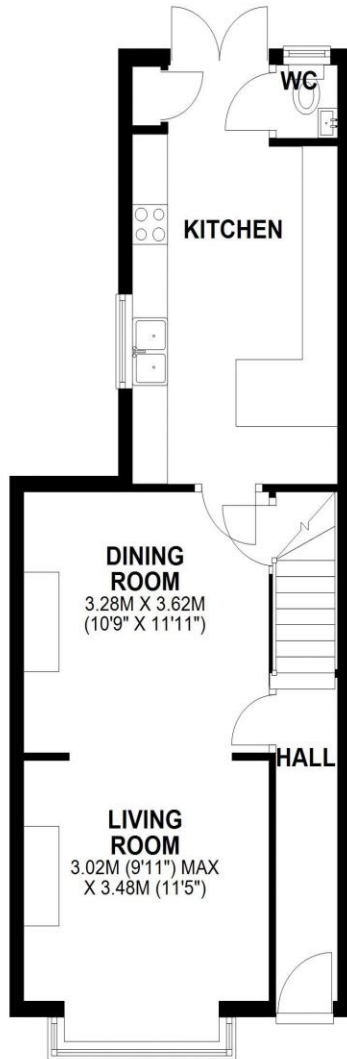
- Edwardian End Of Terrace
- Three Bedrooms
- Living Room & Dining Room
- First Floor Bathroom & Downstairs WC
- Modern Kitchen/Breakfast Room
- Popular Residential Location

PRICE	£279,950
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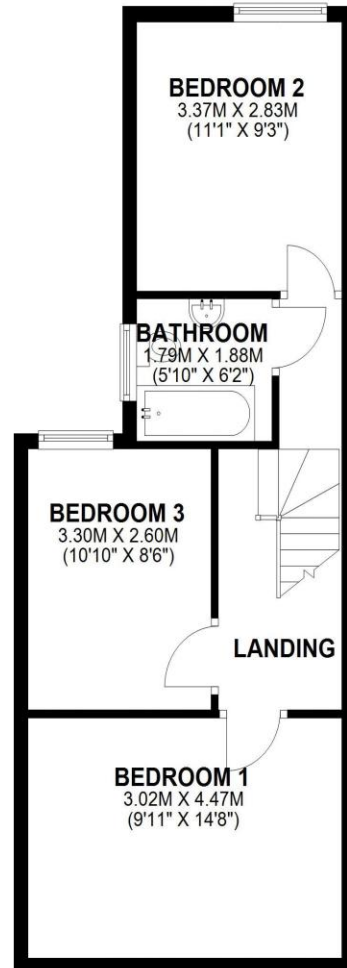
GROUND FLOOR

APPROX. 45.3 SQ. METRES (487.4 SQ. FEET)



FIRST FLOOR

APPROX. 43.8 SQ. METRES (471.9 SQ. FEET)



TOTAL AREA: APPROX. 89.1 SQ. METRES (959.3 SQ. FEET)

CHRISTIE

RESIDENTIAL

ABOUT THIS PROPERTY

This charming and beautifully presented three-bedroom end-of-terrace Edwardian home is located in a well-established residential area of Abergavenny, just a short stroll from the town centre and its wide range of amenities. The ground floor features a welcoming entrance hall leading to a spacious dining room, which opens into a bright living room with a characterful bay window. At the rear, a stylish kitchen/breakfast room opens onto the garden via patio doors. A convenient downstairs WC completes the ground floor. Upstairs, the generously proportioned master bedroom stretches across the front of the property and is complemented by two further good-sized bedrooms and a contemporary family bathroom. The home is set behind a low walled front garden with decorative railings, while the west-facing rear garden includes a patio area, lawn, and useful side access. Rich in character and style, this delightful period property also benefits from a newly installed gas central heating boiler (November 2024).

Abergavenny is a popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenge and the Sugar Loaf mountains, also 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 on Cross Street (NP7 5EU), follow Monk Street north to the traffic lights. Turn left into Park Road and continue through the town taking the second available left turn into Merthyr Road. Follow Merthyr Road and take the second right turn into Union Road East. Take the first right into Park Street.

USEFUL INFORMATION

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

SERVICES: We understand that mains gas (replacement boiler in November 2024), electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1,800 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.

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.