

# CHRISTIE

R E S I D E N T I A L



## 9 PARK COURT, ABERGAVENNY, NP7 5SR

A three bedroom semi-detached home situated on a quiet cul-de-sac moments from Bailey Park, within walking distance of Abergavenny town centre. The property affords well proportioned accommodation through with the additional benefit of a south facing garden. Offered with no onward chain.

- Three Bedroom Semi-Detached
- Two Reception Rooms
- Separate Fitted Kitchen
- Family Bathroom
- South Facing Garden
- No Onward Chain

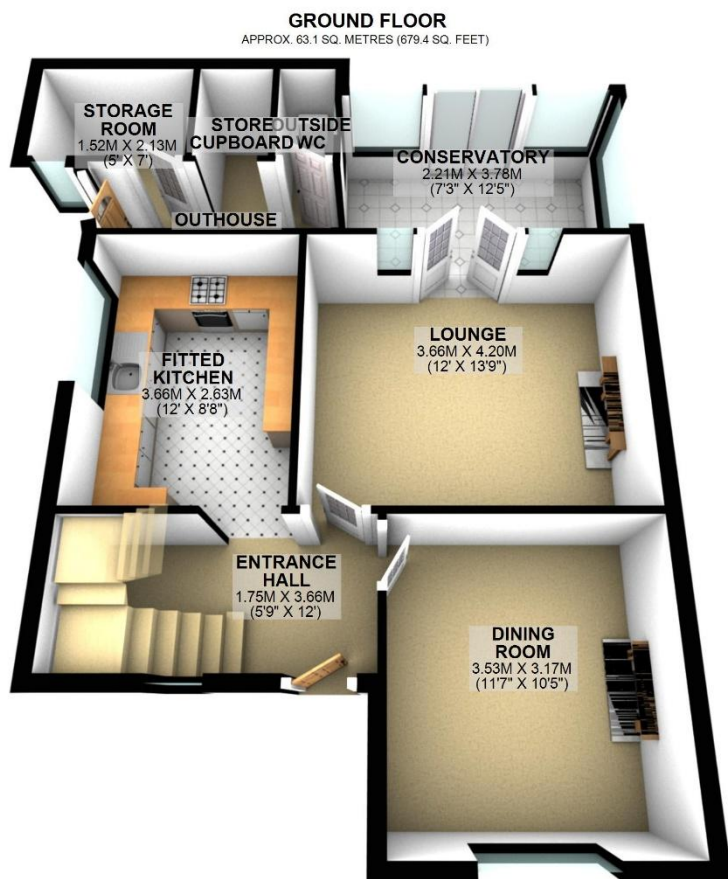
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PRICE	£313,500
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TOTAL AREA: APPROX. 106.9 SQ. METRES (1151.1 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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## ABOUT THIS PROPERTY

This well-presented semi-detached home is situated in a peaceful residential cul-de-sac, conveniently located near Bailey Park and within a level half-mile walk of the town centre. The property offers spacious and versatile accommodation, featuring three bedrooms and a family bathroom on the first floor. The ground floor comprises two reception rooms, a fitted kitchen, and a lean-to conservatory. Externally, the home benefits from driveway parking and a private front garden, while the fully enclosed, south-facing rear garden includes two useful brick-built storage sheds and an outdoor WC. Additional features include gas-fired central heating and PVCu double glazing throughout. This comfortable home is sure to appeal to a wide range of buyers, and early viewing is highly recommended.

## ABOUT THE LOCATION

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenges 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, 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 in Cross Street (NP7 5EU) follow Monk Street (A40) north to the traffic lights. Continue over onto the Hereford Road and then take the first left into Park Avenue. Park Court is the first 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 1000 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.