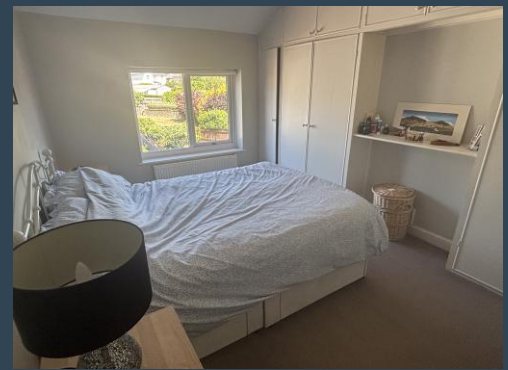


CHRISTIE

R E S I D E N T I A L



9 SKIRRID ROAD, ABERGAVENNY, NP7 5UA

A superbly presented, three bedroom semi-detached home situated a short walk from the wide ranging amenities of Abergavenny town centre. The property benefits from an exceptionally stylish kitchen/diner, delightful rear garden with views of the Deri Mountain and is offered with no onward chain.

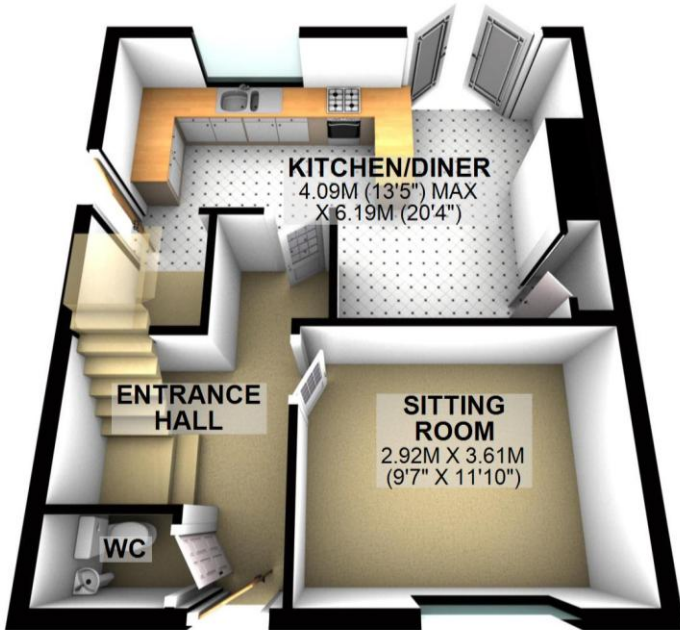
- Semi-Detached House
- Three Double Bedrooms
- Superb 20' Kitchen/Diner
- Refurbished Family Bathroom & WC
- 24' Detached Studio
- Town Centre Location

PRICE	£385,000
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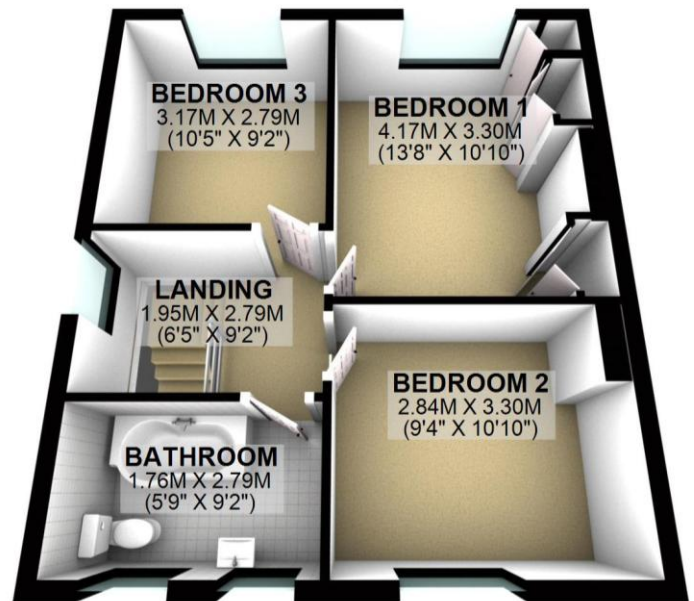
GROUND FLOOR

APPROX. 44.0 SQ. METRES (473.3 SQ. FEET)



FIRST FLOOR

APPROX. 43.9 SQ. METRES (472.2 SQ. FEET)



TOTAL AREA: APPROX. 87.8 SQ. METRES (945.5 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

CHRISTIE

RESIDENTIAL

ABOUT THIS PROPERTY

An exceptional three bedroom semi-detached home, situated a short walk from Abergavenny town centre, in an enduringly popular residential location. The property is beautifully presented both inside and out, and is a superbly, stylish modern home. The ground floor accommodation comprises a welcoming entrance hall, which leads to the lounge at the front, and the 20' kitchen/diner to the rear. In particular, the kitchen/diner is a triumph. Conceived by Italian designers, Elementi Cucina, it incorporates a range of integrated Siemens appliances, including 5 ring induction hob, two smart ovens and wine fridge. There is also extensive storage, with an ingenious hidden utility area. In addition, the ground floor includes a guest WC. Upstairs there are three generous double bedrooms, including master with fitted wardrobes, and a family bathroom with underfloor heating. The property is set back behind a low walled frontage with driveway parking to the front and side. At the rear is a 23' x 14' detached former garage, now studio, that has been converted with slate roof, insulated walls, electrics and patio doors. It offers an ideal option for home working, as well as a gym or additional entertaining space. The superb landscaped rear garden includes a large deck to the fore beyond which is a lawn that extends to the side of the studio. At the rear there is a further entertaining area under a pergola and a raised section used for al fresco cooking. The garden enjoys fabulous views of the Deri Mountain in particular, while a number of the iconic mountains that surround the town can also be enjoyed from various parts. This is an exceptional home offering a rare blend of style and quality that further benefits from a location providing easy access to local amenities, Bailey Park and within the catchment of Cantref Primary School. Offered with no onward chain.

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 and turn left. Take the first right at the car park into Park Avenue and then the first left into Skirrid Road. The What3Words reference is [///flame.torches.northward](https://www.what3words.com/?w3=flame.torches.northward).

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 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.