

CHRISTIE

R E S I D E N T I A L

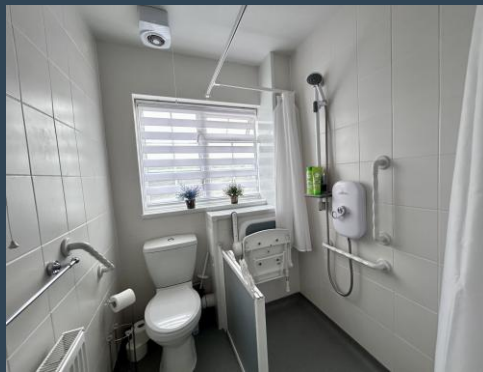


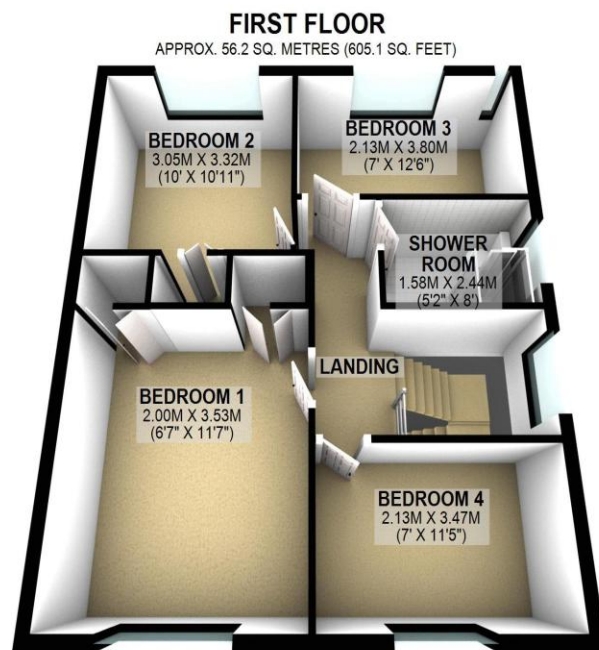
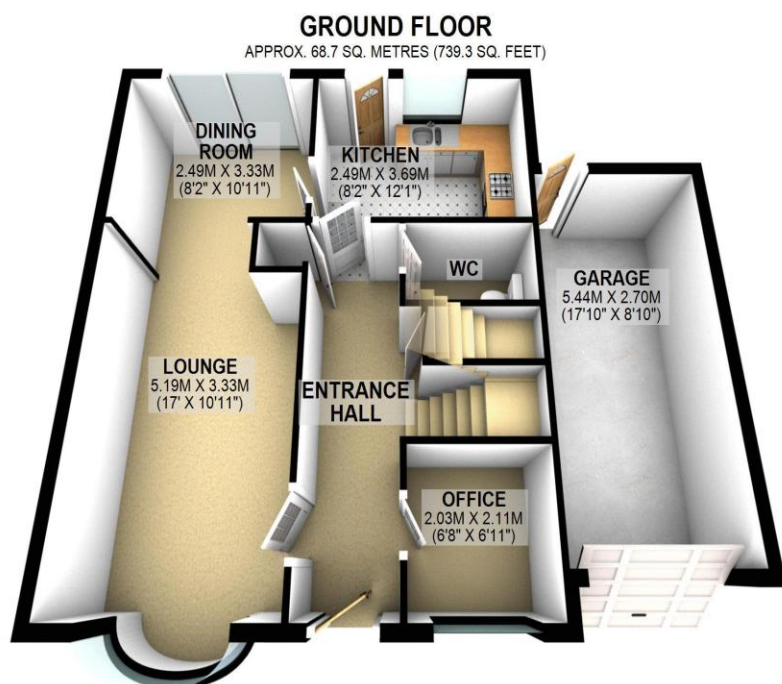
68 CROESONEN PARC, ABERGAVENNY, NP7 6PE

A spacious four-bedroom detached home in sought-after Croesonen Parc, Abergavenny. Set at the end of a quiet cul-de-sac with views over a communal green, it offers generous living space, a large garden, garage, and potential for modernisation throughout.

- Detached House
- Four Bedrooms
- Living/Dining Room
- Study
- Open Outlook To Rear
- Rear Garden

PRICE	£385,000
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TOTAL AREA: APPROX. 124.9 SQ. METRES (1344.4 SQ. FEET)

CHRISTIE

RESIDENTIAL

ABOUT THIS PROPERTY

A spacious four-bedroom detached home, positioned at the end of a peaceful cul-de-sac in the highly regarded Croesonen Parc development in Abergavenny. Enjoying a prime location adjacent to a communal green, the property offers excellent potential and provides an ideal opportunity for a new owner to modernise and personalise it to their own taste. The generous ground floor layout includes a welcoming entrance hall, a sizeable lounge, and an adjoining dining area with sliding doors opening to the rear garden. The kitchen, WC, and separate office complete the downstairs accommodation. Upstairs, the property features two large double bedrooms with built-in storage, along with two further smaller double bedrooms and a shower room. Externally, the home is set back behind hedging and benefits from a driveway providing parking, leading to an attached single garage. The rear garden enjoys far-reaching views across the green behind and is laid out with a patio and a lawn bordered by flower beds. This is a rare opportunity to acquire a well-positioned property in a consistently sought-after area, just a short distance from Abergavenny's wide range of amenities. With some updating, it offers the chance to create a wonderful family home.

Abergavenny is a popular market town nestled amidst the Seven Beacons with its skyline dominated by the Bloreng and the Sugar Loaf mountains. It is known as the 'Gateway to Wales' and 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, weekly retail and farmers markets, a high street comprising of recognized chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. 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. Furthermore there is a large bus station with an extensive range of routes to neighbouring towns and villages and as far afield as Cardiff. For further information on school catchment areas and community provisions go to www.monmouthshire.gov.uk or call 01633 644488.

DIRECTIONS

From our office follow Monk Street (A40) north to the traffic lights. Continue straight for a further $\frac{3}{4}$ of a mile and take the right turn into Croesonen Park just after the sign for Mardy. Take the first right and then first left, the property can be found on the left hand side.

USEFUL INFORMATION

COUNCIL TAX: Band F. 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.

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.