

# CHRISTIE

R E S I D E N T I A L



## 22 CROESONEN PARC, ABERGAVENNY, NP7 6PD

A beautifully presented three bedroom link-detached property enjoying a cul-de-sac location in Croeosnen Parc, under a mile from Abergavenny town centre. The property affords well-proportioned accommodation and further benefits from a west facing garden and off road parking.

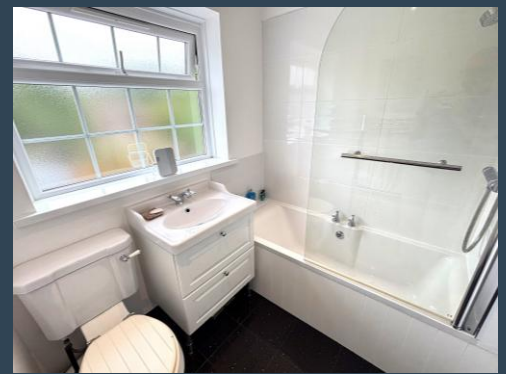
- Three Bedroom Link Detached
- In Exceptional Order Throughout
- Modern Kitchen/Diner
- Stylish Family Bathroom & Downstairs WC
- Driveway & Attached Single Garage
- Popular Residential Location

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PRICE	£345,000
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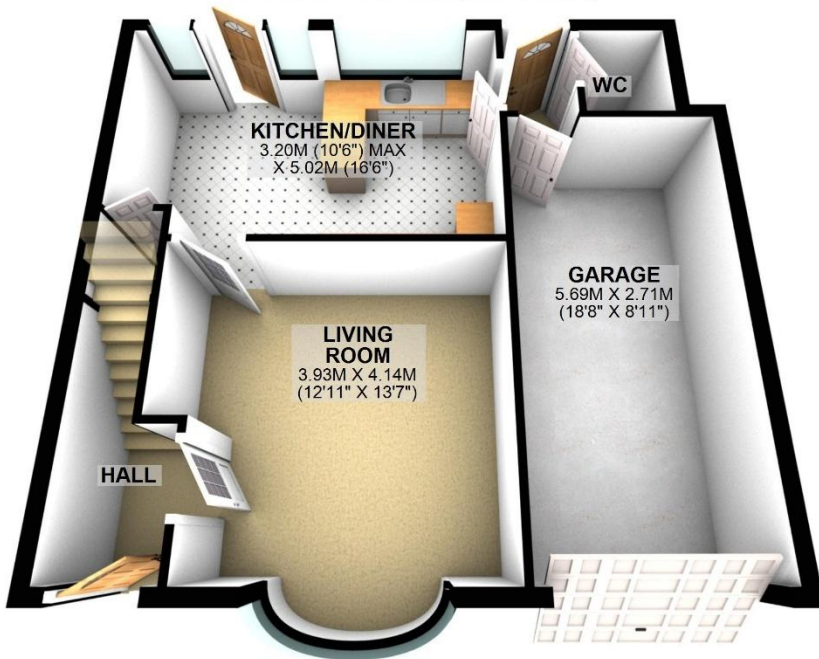






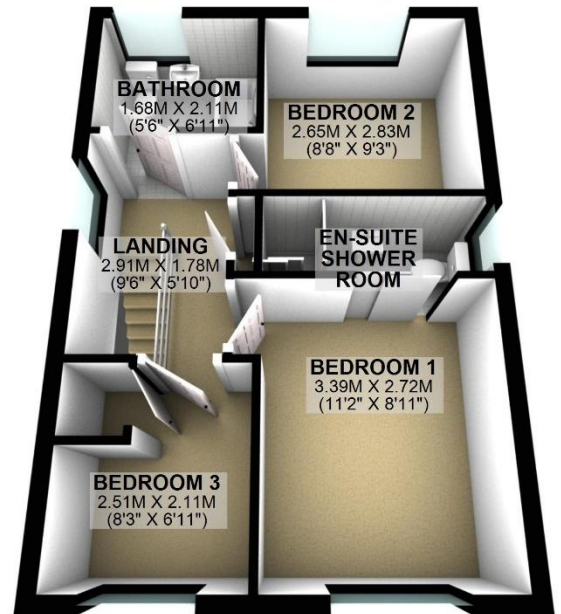
## GROUND FLOOR

APPROX. 56.0 SQ. METRES (602.6 SQ. FEET)



## FIRST FLOOR

APPROX. 35.8 SQ. METRES (385.2 SQ. FEET)



TOTAL AREA: APPROX. 91.8 SQ. METRES (987.8 SQ. FEET)



# CHRISTIE

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## ABOUT THIS PROPERTY

A beautifully presented three bedroom, link-detached house enjoying a cul-de-sac location on the popular residential development of Croesonen Parc, just under a mile from the vibrant town centre of Abergavenny. The property offers well-proportioned accommodation with the ground floor comprising an entrance hall, front facing lounge with feature bow window, and an impressive and stylish kitchen/diner that runs across the rear of the house. The property has been extended on the ground floor to add a downstairs WC and rear entrance hall that leads to the attached single garage. Upstairs there are two double bedrooms, including one with a smartly presented en-suite shower room, a single bedroom and stylish, white tiled family bathroom. It should also be noted that recent improvements include the complete renewal of all windows and external doors. The property is set back behind a low-walled front garden with lawn and driveway leading to the garage. To the rear there is a sunny, west facing garden benefiting from views towards the Deri Mountain. It comprises a patio to the fore, leading to a lawn interspersed with shrubs, with block paved pathway to the side, leading to a further seating area and summerhouse. This is a quality home offered in excellent order throughout in a perennially popular location with easy reach of local amenities.

## 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 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 property can be found near the end of the cul-de-sac on the right hand side. The What3Words reference is [///dolphin.foot.island](#).

## USEFUL INFORMATION

**COUNCIL TAX:** Band E. 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.

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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.