

CHRISTIE

RESIDENTIAL

30 CROESONEN GARDENS, ABERGAVENNY,
NP7 6BJ

PRICE £530,000





ABOUT THIS PROPERTY

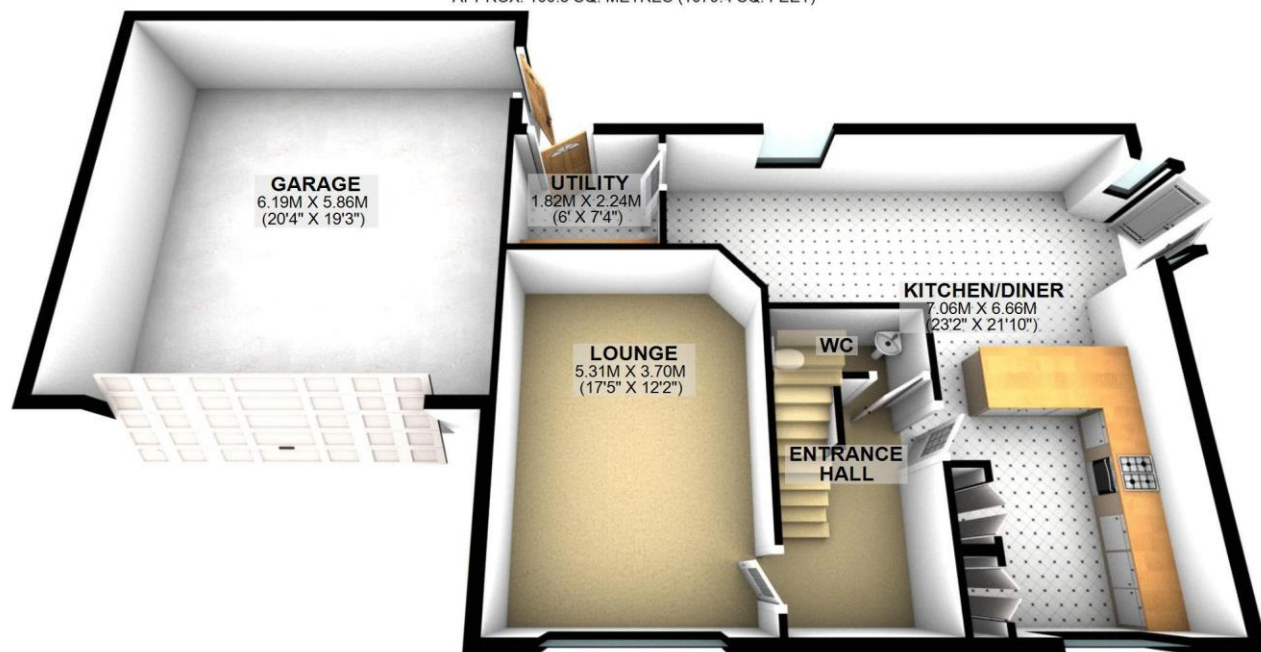
A beautifully presented four bedroom detached home, enjoying a quiet cul-de-sac position on the highly regarded Croesonen Gardens development, just over a mile from the centre of Abergavenny. Built by Redrow Homes and offered in exceptional order throughout, this attractive property offers generous family accommodation across two floors. The ground floor comprises a welcoming entrance hall, a 17' living room and a superb 23' kitchen/diner including a range of integrated appliances, with doors opening to the rear garden. In addition, there is a separate utility room and downstairs WC. Upstairs, the principal bedroom includes fitted wardrobes and smartly presented en-suite shower room, while three further bedrooms – two generous doubles and a single – are served by the family bathroom. The property is set back behind an attractive frontage planted with shrubs, with gated driveway to the side providing parking for two cars. In addition, there is an attached 20' double garage with electric door and an EV charging point. The west facing garden has been thoughtfully landscaped with a patio to the fore, lawn beyond, and a variety of mature shrubs and trees. This is an excellent family home of real quality within a prime residential location within easy reach of the extensive amenities of Abergavenny's vibrant town centre.

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.



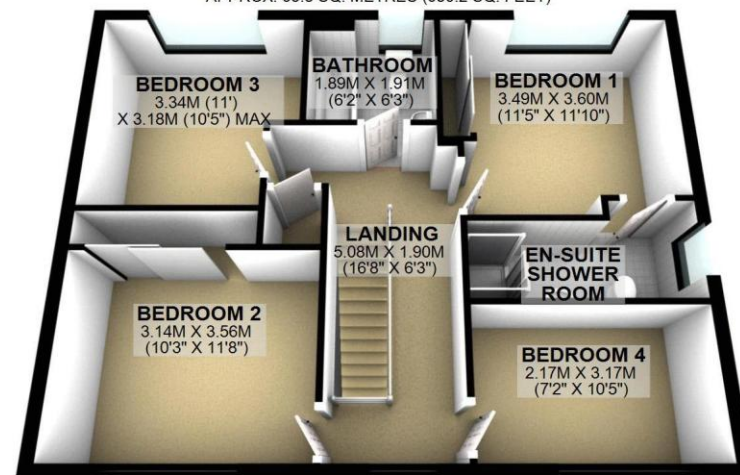
GROUND FLOOR

APPROX. 100.3 SQ. METRES (1079.4 SQ. FEET)



FIRST FLOOR

APPROX. 63.8 SQ. METRES (686.2 SQ. FEET)



TOTAL AREA: APPROX. 164.0 SQ. METRES (1765.6 SQ. FEET)



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 Parc just after the sign for Mardy. As the road bears left take the first right and continue into Croesonen Gardens. The What3Words reference is:

///newspaper.poem.highly

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/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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.