

CHRISTIE

RESIDENTIAL

20 CRESTA ROAD, ABERGAVENNY,
NP7 7AU

PRICE £550,000





ABOUT THIS PROPERTY

A three bedroom detached home superbly located on Cresta Road, in the highly sought after western side of Abergavenny. Occupying an elevated position, the property enjoys superb views of the many mountains that surround the town and offers well-presented and well-proportioned accommodation throughout.

Substantially improved by the current owner, the property is accessed on the lower ground floor via an entrance porch which opens into a generous hallway with storage cupboard and internal access to the 23' double garage. The garage has been fitted with an electric door and there is also plumbing for a washing machine/utility area. From the hallway, stairs lead up to the bright and airy landing which provides access to all the living accommodation across one single level. This includes an 18' living with patio doors to the garden and a separate dining room which leads through to the modern fully fitted kitchen. In addition there is a large principal bedroom overlooking the garden with views towards the Bloreng Mountain, two further bedrooms with lovely views, a smartly presented four-piece bathroom and a separate WC.

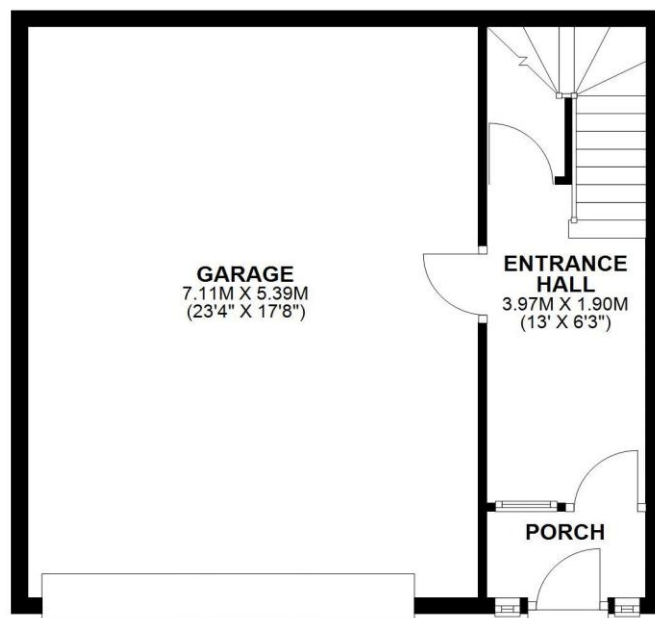
The property is set back behind a driveway providing parking for two cars. The front garden is landscaped with terraced planting and steps that lead up to a veranda where there is a further entrance which opens into the kitchen. To the rear is a large south west facing garden that offers an array of superlative views from all corners. There is a patio to the fore providing a wonderful vantage looking up to the Bloreng Mountain. Largely laid to lawn interspersed with shrubs, there is a summerhouse to the rear from which to enjoy the 180 degree view of the northern beacons of the town including the Deri and the Rholben Mountains. In summary, this is an exceptional home in a superb residential location that provides immediate access to the countryside, yet within easy reach of the wide ranging 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.



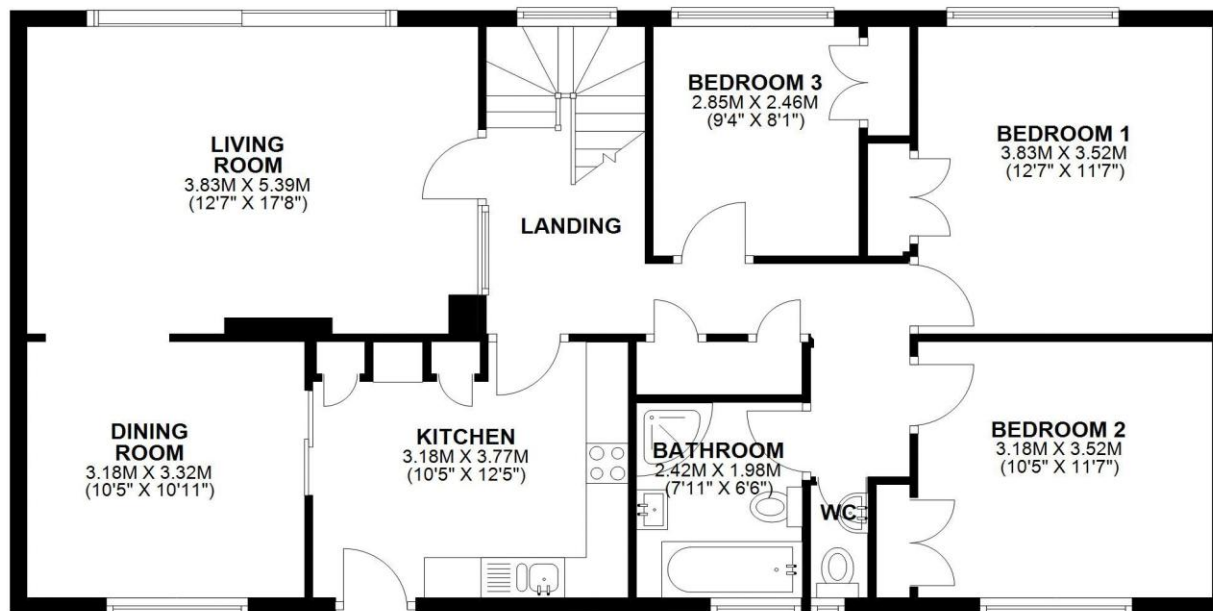
GROUND FLOOR

APPROX. 52.6 SQ. METRES (566.2 SQ. FEET)



FIRST FLOOR

APPROX. 100.9 SQ. METRES (1085.8 SQ. FEET)



TOTAL AREA: APPROX. 153.5 SQ. METRES (1652.0 SQ. FEET)



DIRECTIONS

From our office on Cross Street (NP7 5EU), follow Monk Street north to the traffic lights. Turn left into Park Road and continue through the town to the roundabout. Take the second exit along the Brecon Road before taking the second right into Belgrave Road. Take the first left into Knoll Road bear right into Cresta Road. The What3Words reference is [///booklets.affords.screen](https://www.what3words.com/#!/booklets/affords.screen).

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.

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.