

CHRISTIE

R E S I D E N T I A L



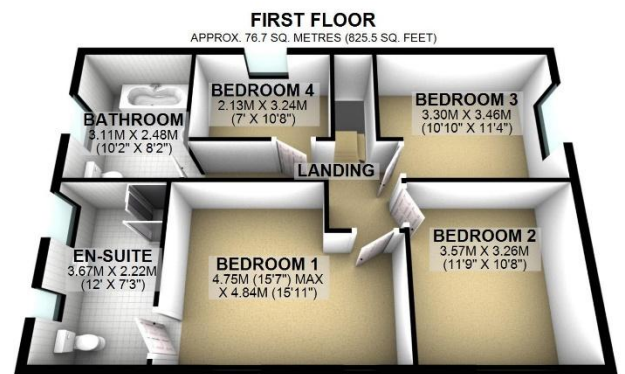
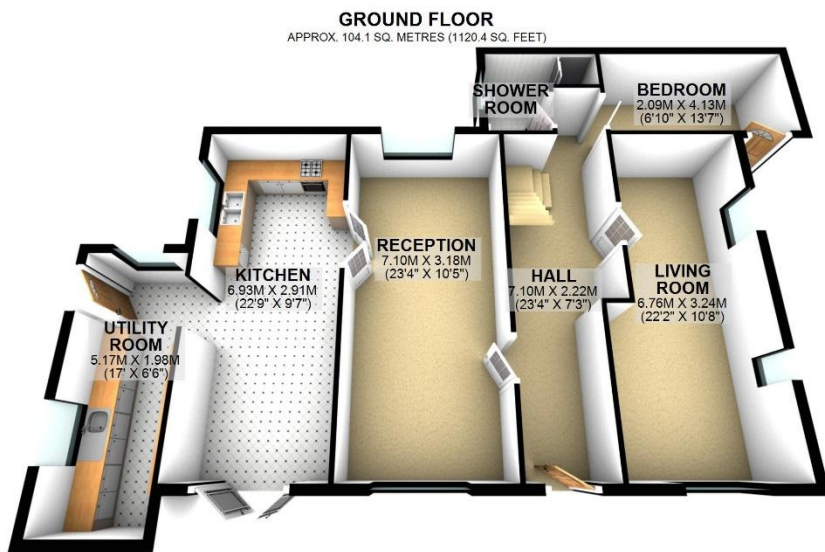
ROSEHILL, COMMERCIAL STREET, ABERGAVENNY, NP7 5DY

This elegant mid-1800s double-fronted home is located a short walk from the town centre and offers four bedrooms, three receptions, kitchen, and hillside views. Features include oak floors, en-suite principal bedroom, study/5th bedroom option, long front garden, and potential to create parking. No Onward Chain.

- Detached 1800's House
- Four Bedrooms
- Three Bath/Shower Rooms
- Ground Floor Study/Bedroom
- Large Garden To Front
- Potential To Create Parking

PRICE	£525,000
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TOTAL AREA: APPROX. 180.8 SQ. METRES (1945.8 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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ABOUT THIS PROPERTY

This attractive double-fronted period home, dating back to the mid-1800s, has been sympathetically extended to create a stylish and versatile family residence. Built in stone with distinctive arched windows, it enjoys far-reaching views of the Abergavenny mountains and offers four bedrooms, three reception rooms, a Shaker-style kitchen with breakfast area, and a utility room. The property is approached through a central hallway with a characterful oak front door and leaded glass detail. The layout is well balanced, featuring dual-aspect rooms, oak flooring, and a neutral palette throughout. To one side, a spacious lounge/dining room links seamlessly to the kitchen and utility area; opposite, a dual-aspect sitting room flows into a study, which could also serve as a fifth bedroom with the convenience of an adjoining shower room. On the first floor, there are four bedrooms—three generous doubles—all enjoying hillside views and pine flooring. The principal suite benefits from a large en-suite shower room, while the remaining bedrooms are served by a family bathroom complete with a freestanding Victorian-style bath. Externally, the garden extends to the front of the property, mainly laid to lawn with a paved patio area. The house enjoys a vehicular right of access and offers the potential to create up to four off-street parking spaces within the garden.

Abergavenny is a popular market town nestled amidst the Seven Beacons with its skyline dominated by the Bloreng and the Sugar Loaf mountains. 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 recognized 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 on Cross Street (NP7 5EU), follow Monk Street north to the traffic lights. Turn left into Park Road and continue through the town. Commercial Street can be found on the left hand side after The Railway Inn. The What3Words location is: person.culling.pulp

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 1,800 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.