

CHRISTIE

R E S I D E N T I A L

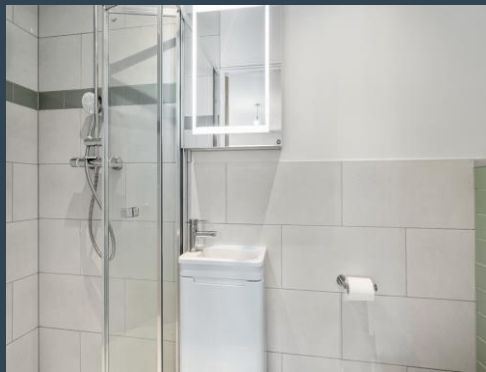


7 De Braose Close, Abergavenny, NP7 9JJ

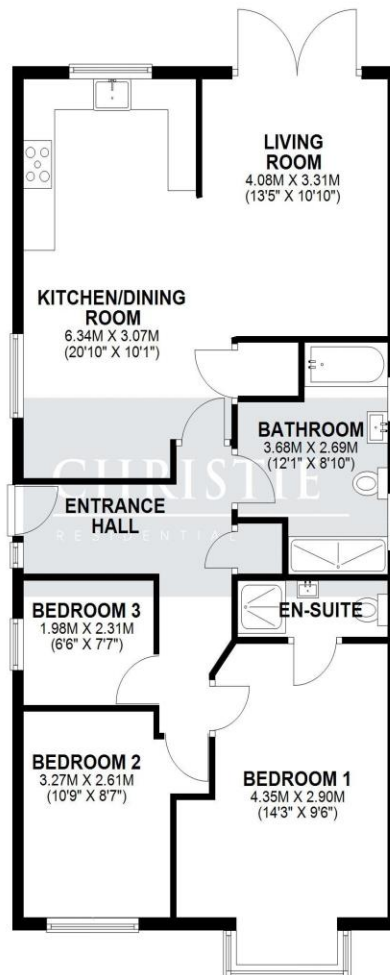
A superbly modernised three-bedroom detached bungalow in a quiet cul-de-sac on the desirable Ysbytty Fields development, Abergavenny. Featuring spacious open-plan living, landscaped gardens, garage, and en suite master bedroom. Conveniently located near town and offered with no onward chain.

- Detached Bungalow
- Modernised Throughout
- Open Plan Living Area
- Large Bath/Shower Room
- Master Bedroom With En-Suite
- Landscaped Gardens

Price	£450,000
-------	----------



GROUND FLOOR
APPROX. 87.3 SQ. METRES (939.3 SQ. FEET)



TOTAL AREA: APPROX. 87.3 SQ. METRES (939.3 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

CHRISTIE

R E S I D E N T I A L

About this property

Comprehensively modernised to an exceptional standard and offered with no onward chain, this three-bedroom detached bungalow is situated within a quiet cul-de-sac on the sought-after Ysbytty Fields residential development, located on the outskirts of Abergavenny. The property offers spacious and well-appointed accommodation, featuring an impressive open-plan living area incorporating a contemporary kitchen with integrated appliances and elegant quartz worktops, a generous dining space, and a comfortable living area with patio doors leading to the rear garden. Of particular note is the exceptionally large four-piece bath and shower room, accessed from the welcoming entrance hall. The principal bedroom includes an en suite shower room, complemented by two further well-proportioned bedrooms. Externally, the property is set back behind a well-maintained front garden, with a driveway providing access to a single garage equipped with light, power, and eaves storage. The enclosed rear garden is accessed via a wrought iron side gate and has been landscaped to create an attractive and practical outdoor entertaining area, featuring high-quality porcelain paving, a lawn, and mature planting. This property represents a rare opportunity to acquire a fully modernised detached bungalow in a highly regarded residential area, conveniently located less than a mile from Abergavenny town centre, the train station, and the scenic walks of Castle Meadows. Offered with no onward chain.

Abergavenny is a popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenge 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, 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

Take the A40, Monmouth Road, out of the Town Centre. After 2/3 of a mile take the right turn into Gobannium Way and then the first right into Llanover Way, followed by the first right into De Braose Close.

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 1800 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.