

CHRISTIE

R E S I D E N T I A L

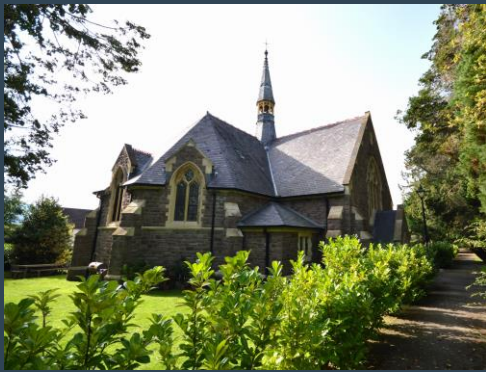


THE PORTICO, PEN-Y-FAL CHAPEL, SYCAMORE AVENUE, ABERGAVENNY, NP7 5DZ

A superb two bedroom split level apartment set over three floors of Pen Y Fal Chapel, an exclusive development a short walk from Abergavenny town centre. The property affords exceptionally generous accommodation within a tranquil setting with an top of the range finish throughout.

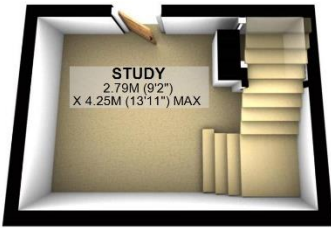
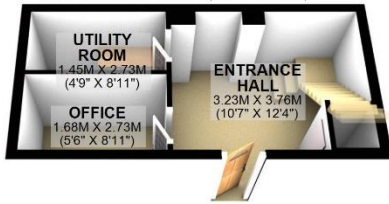
- Two Bedroom Triplex Apartment
- Grade II Listed Building
- Superb Open Plan Design
- 30' Kitchen/Lounge
- Two En-Suite Double Bedrooms
- Allocated Parking For Two Cars

PRICE £445,000



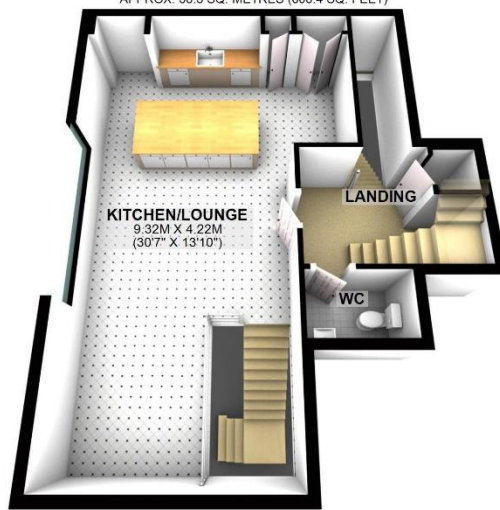
GROUND FLOOR

APPROX. 32.5 SQ. METRES (349.3 SQ. FEET)



FIRST FLOOR

APPROX. 56.3 SQ. METRES (606.4 SQ. FEET)



SECOND FLOOR

APPROX. 45.9 SQ. METRES (493.7 SQ. FEET)



TOTAL AREA: APPROX. 134.7 SQ. METRES (1449.4 SQ. FEET)

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ABOUT THIS PROPERTY

A hugely impressive and thoroughly unique, two bedroom, split level home forming part of a superb chapel conversion in Parc Pen Y Fal, an exclusive development located a short walk from the vibrant centre of Abergavenny. One of six individually designed apartments in this Grade II listed building, 'The Portico' affords extensive and flexible accommodation set across three floors, that effortlessly blends a wealth of restored period features, with modern stylings and top of the range fixtures and fittings. The property affords over 1400 square feet of accommodation with the ground floor comprising an entrance hall, with study area and utility room. The heart of this home is the spectacular, 30' open plan kitchen/living space on the first floor. The space is dominated by the original feature window which extends up to second floor that has undergone painstaking restoration along with the stone surround and moulded alcove. The kitchen benefits from extensive fitted wall and base units finished with quartz worktops and glass splashback. It is equipped with a range of quality, NEFF integrated appliances including an induction hob, fridge freezer and dishwasher, and further includes a central island with breakfast bar. At the far corner of the room steps lead down to a further ground floor study with separate entrance. On the second floor there generously proportioned double bedrooms with vaulted ceilings including original timbers, extensive fitted storage. The principal bedroom benefits from an en-suite bathroom appointed with the quality fixtures and fittings typical of the apartment as a whole, while the second bedroom benefits from an en-suite shower room. With the additional benefits of two allocated parking space, communal gardens and a wonderfully secluded setting within the grounds of the wider Parc Pen-Y-Fal development, The Portico is an exceptional home or rare quality, both inside and out. The location provides access to the wide-ranging amenities of the town, easy road access for commuting to nearby Cardiff, Bristol and the motorway network, as well as a location that is a short walk to the railway station. 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, 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, 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.

DIRECTIONS

From our office in Cross Street (NP7 5EU) follow Monk Street (A40) north, and take the first right into Lower Monk Street. Continue for some 300 meters and then proceed straight on at the mini roundabout. Take the second left into Sycamore Avenue, whereupon Pen Y Fal Chapel can be found on the left hand side.

USEFUL INFORMATION

COUNCIL TAX: Band D. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that mains electricity and water are connected to the property, and there is private drainage. The properties are fully insulated and heated via a Mechanical Ventilation heating Recovery system.

TENURE: The property is sold on a 250 year leasehold with a 1/6th share of the freehold, owned by Pen Y Fal Chapel Management Ltd. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase. There is an annual service charge of approximately £1800.

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.