

# CHRISTIE

R E S I D E N T I A L



## 13 CHAPEL ROAD, ABERGAVENNY, NP7 7DN

A two double bedroom semi-detached house located on a popular residential road a short walk from the vibrant town centre of Abergavenny. The property benefits from off road parking, front and rear gardens and well proportioned accommodation. Offered with no onward chain.

- Period Semi-Detached House
- Two Double Bedrooms
- Lounge & Dining Room
- Fitted Kitchen
- Modern Shower Room
- Front & Rear Gardens

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PRICE                      £235,000

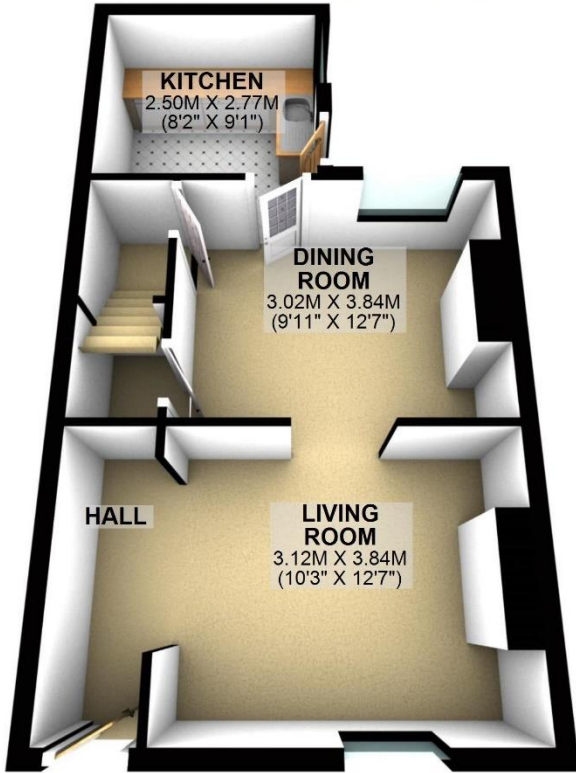
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### GROUND FLOOR

APPROX. 38.1 SQ. METRES (409.6 SQ. FEET)



### FIRST FLOOR

APPROX. 39.0 SQ. METRES (419.5 SQ. FEET)



TOTAL AREA: APPROX. 77.0 SQ. METRES (829.1 SQ. FEET)

# CHRISTIE

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## ABOUT THIS PROPERTY

A two double bedroom period, semi-detached located on a popular residential road on the western side of Abergavenny, a short level walk to the town centre. The property affords well balanced accommodation with the ground floor comprising an entrance hall, front facing lounge which opens to a separate dining room with fitted kitchen to the rear. Upstairs there is a 15' double bedroom with spans across the front of the house, a second double bedroom and modern shower room. The property is set back behind a driveway providing parking for one car, behind which is a large front garden. This is mainly laid to lawn with shrub borders while to the rear is a low maintenance courtyard garden. Offered with no onward chain.

## ABOUT THE LOCATION

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. 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 the road to the end and bear right past the Market Hall into Market Street. Follow to the T-junction and left into Lion Street. Follow the road as it turns into Frogmore St (main shopping area). After 300 yards bear left at the T junction and carry on before taking the 2nd right into Chapel Road. The property 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 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.

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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.