



**Offers Over £350,000 The Nave, Sycamore Avenue, Abergavenny NP7 5DZ**





- Beautifully restored three bedroom apartment
- Open-plan lounge-kitchen with large marble island
- Vaulted bedroom ceilings
- Chapel conversion
- Access to garden
- Allocated parking
- Located in the picturesque town of Abergavenny
- Quiet peaceful location
- Luxury bathrooms
- Two en-suite bedrooms



# The Nave, Sycamore Avenue, Abergavenny, NP7 5DZ

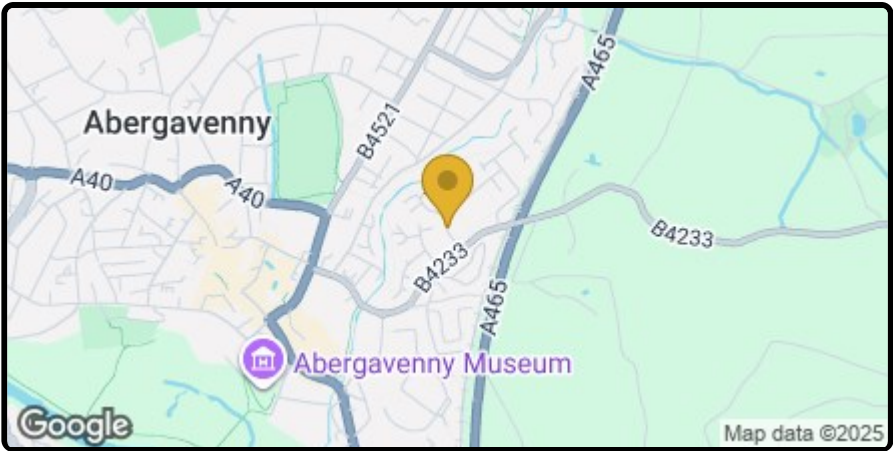
"Welcome to 'The Nave', a remarkably impressive split-level home nestled within the exquisite chapel conversion at Parc Pen Y Fal, an exclusive development just a stone's throw away from the bustling center of Abergavenny. This outstanding residence is one of only six individually crafted townhouses in this Grade II listed building, offering expansive and versatile living space spread across three floors, seamlessly blending restored period features with contemporary design and high-end fixtures.

Comprising of three bedrooms, two luxury bathrooms and a large open plan living dining area.

The property itself offers very attractive aspect over the local country side and the Brecon Beacons. Each property has preserved a good amount of the original features which added to a fantastic selection of modern contemporary fittings delivering a fantastic finish. Abergavenny is lovely market town with a wide selection of cafes and restaurants. The weekly market attract many people from the local areas and beyond.

In recent years Abergavenny has transformed from a traditional market town into a thriving mecca of all manner of festivals and events including the acclaimed Annual Food Festival, attracting thousands of visitors each year.

Service charge and Ground Rent - £1800 per annum - 1/6th of the freehold - also allocated a part of the garden and a parking space.



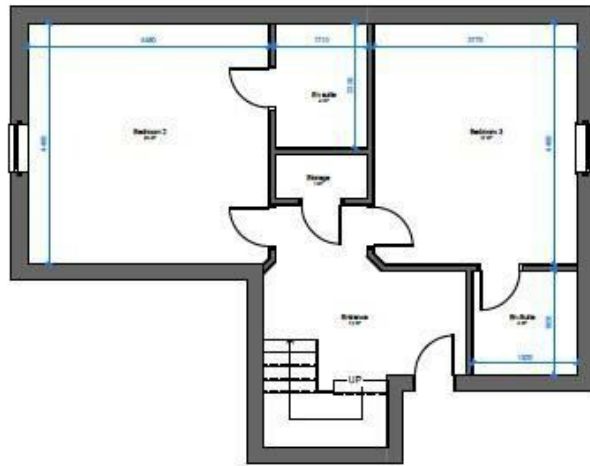
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

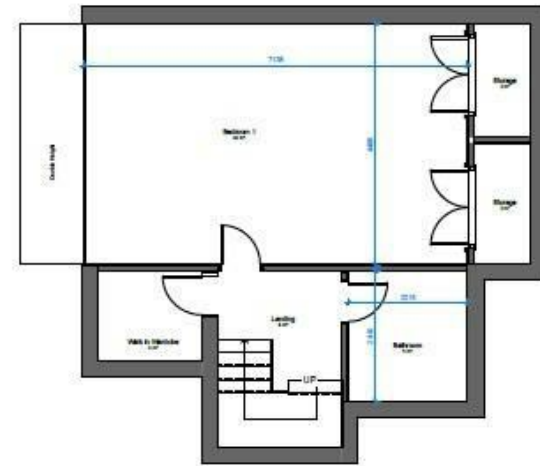
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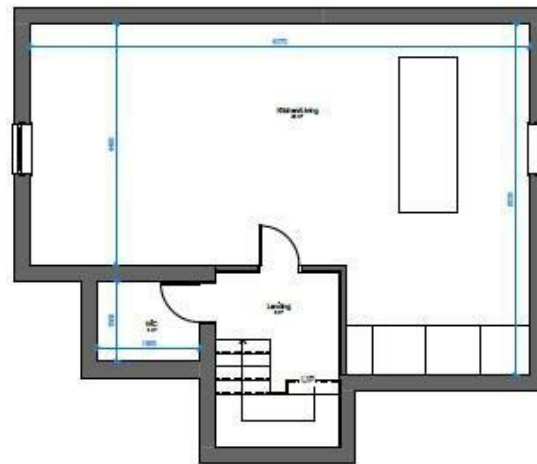
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GROUND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

