



# Christie Residential

YOUR HOME, HANDLED WITH CARE

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**Steele Crescent,  
Abergavenny**  
**£600,000**

- ♥ Detached Five Bedroom Executive Home
- ♥ 21' Lounge
- ♥ Large Kitchen/Diner With Separate Utility Room
- ♥ Master Bedroom With Dressing Area & En-Suite





## About this property

A well-presented detached five bedroom family home situated in a sought after modern development in the village of Llanfoist on the outskirts of Abergavenny. It is conveniently located for ease of access to a wealth of local amenities including the local primary school, Waitrose Supermarket and Abergavenny town centre. The property affords exceptionally generous accommodation throughout with the ground floor comprising an entrance hall which leads to an impressive 21' lounge with bay window and French doors to the garden, and a separate dining room/sitting room. Overlooking the garden to the rear is the stylish kitchen/diner with skylights for additional natural light, extensive storage and worktop space, and a number of integrated appliances. In addition, the ground floor benefits from a separate utility room with separate entrance, and a guest WC. On the first floor there are three double bedrooms, including a superb master bedroom with dressing area and en-suite shower room, and a three piece family bathroom. On the second floor, the light and airy landing leads to two further double bedrooms and a shower room. The property is set back behind an attractive, low maintenance frontage of shrubs and beds with double gates to the side opening onto a driveway providing parking for several cars, and leading to the detached double garage. One half of the garage has been converted into a home work space/studio with light and power with side access from the garden. The rear garden comprises patio seating area accessed from the living room covered by a pergola, with the patio extending in an L shape across the side and rear. There is also an area of lawn framed with well stocked flower beds and shrubs, with the addition of a timber storage shed.

## About the location

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Bloreng 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 market, a high street comprising of recognised 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

Leave Abergavenny on the Merthyr Road crossing the River Usk, take the first left at the roundabout then left at the traffic lights into Cooper's Way and take the first right into Steele Crescent. What3Words: ///tilting.processes.cork

## USEFUL information

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

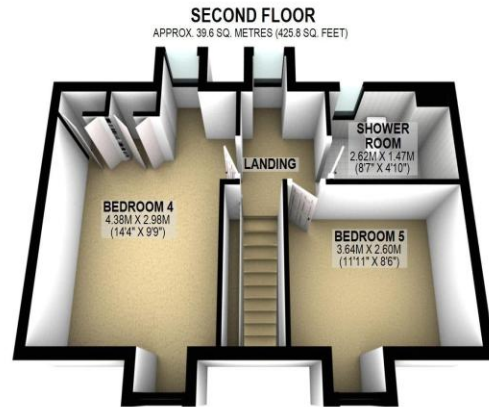
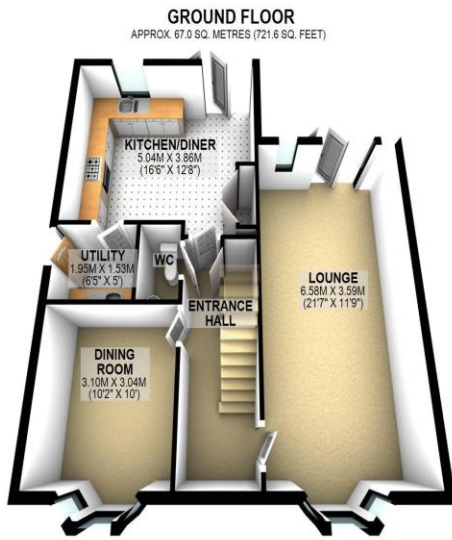
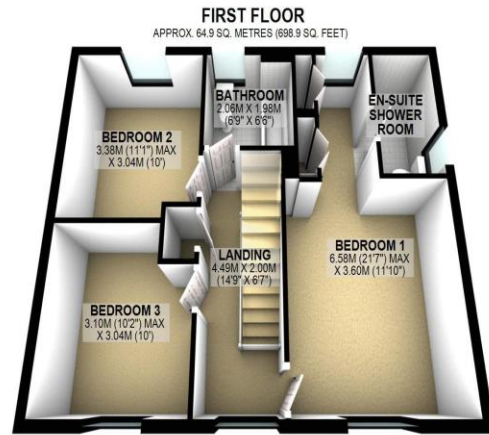
**SERVICES:** We understand that mains gas, electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

**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.



TOTAL AREA: APPROX. 203.9 SQ. METRES (2194.5 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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