Christie Residential

YOUR HOME, HANDLED WITH CARE

Cresta Road, Abergavenny

£575,000

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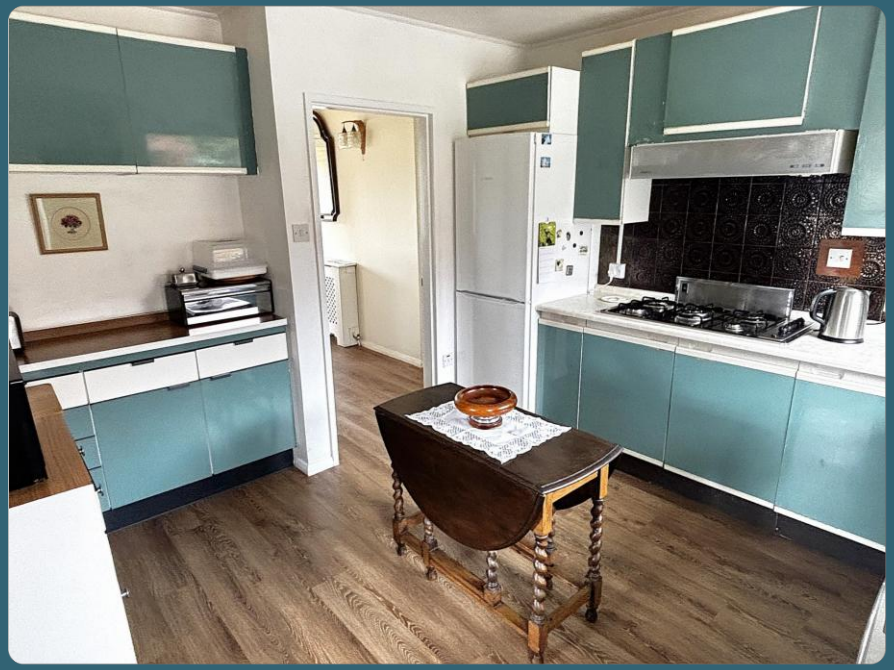


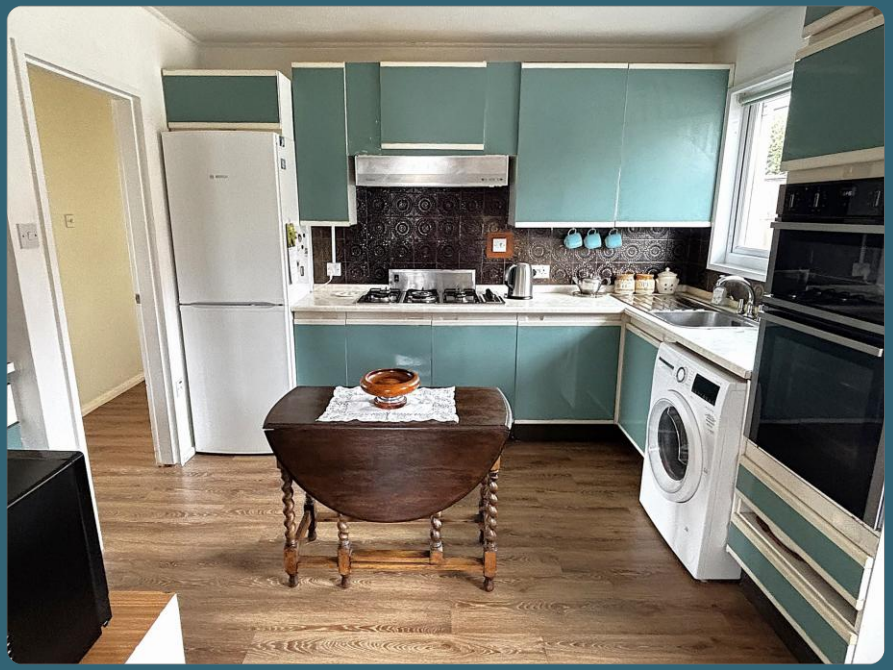












About this property

A substantial detached three double bedroom bungalow, situated in sought after and established residential location and enjoying exceptional southerly views across Abergavenny towards the Blorenge Mountain. Coming to the market for the first time in 35 years, it represents an exciting opportunity to acquire a well-loved home that offers generous proportions throughout. The accommodation is arranged around a central entrance hall which leads to an impressive 19' living room with working fire and dual aspect from which to enjoy the superlative views. In addition, there is a separate dining room adjacent to the fitted kitchen which benefits from rear access out to the garden. There are three well-proportioned double bedrooms, including a large front facing principal bedroom again enjoying wonderful views, together with a bathroom and separate shower room. The property is accessed via a driveway to the side providing parking for several cars and leading to the 19' double garage with electric doors. Off the garage is a 17' room providing excellent storage and suitable for a range of uses, whether hobby space or workshop. Outside, the property occupies a generous plot with established gardens, mature planting, lawns and a number of seating areas including a large patio to the rear and side. The southerly views are one of the property's standout features, extending across Abergavenny and the surrounding countryside across to the Blorenge Mountain. Its elevated position means the outlook can be enjoyed from a number of rooms as well as the gardens, giving the property a particularly attractive setting.

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 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. 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.



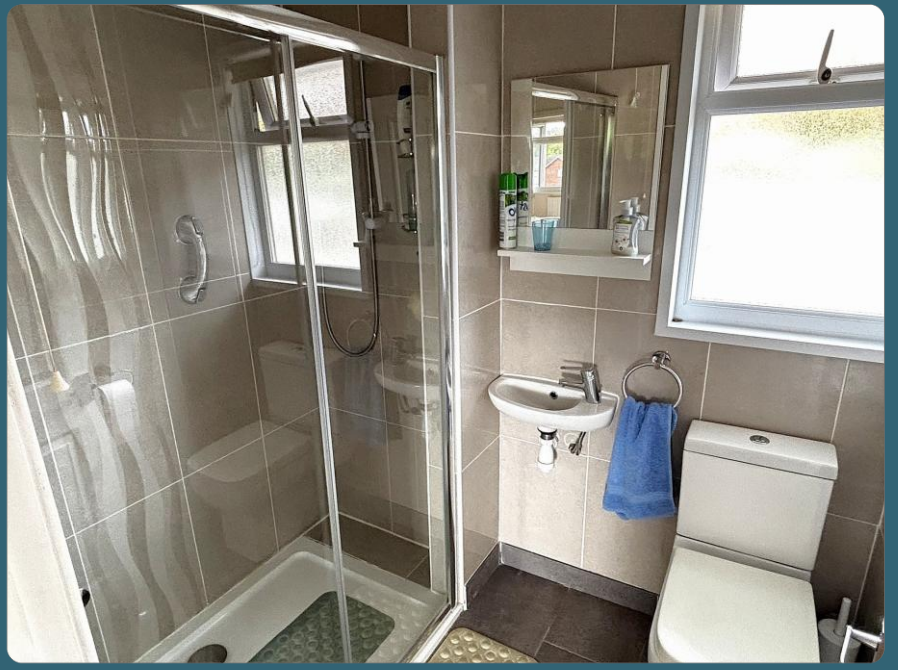


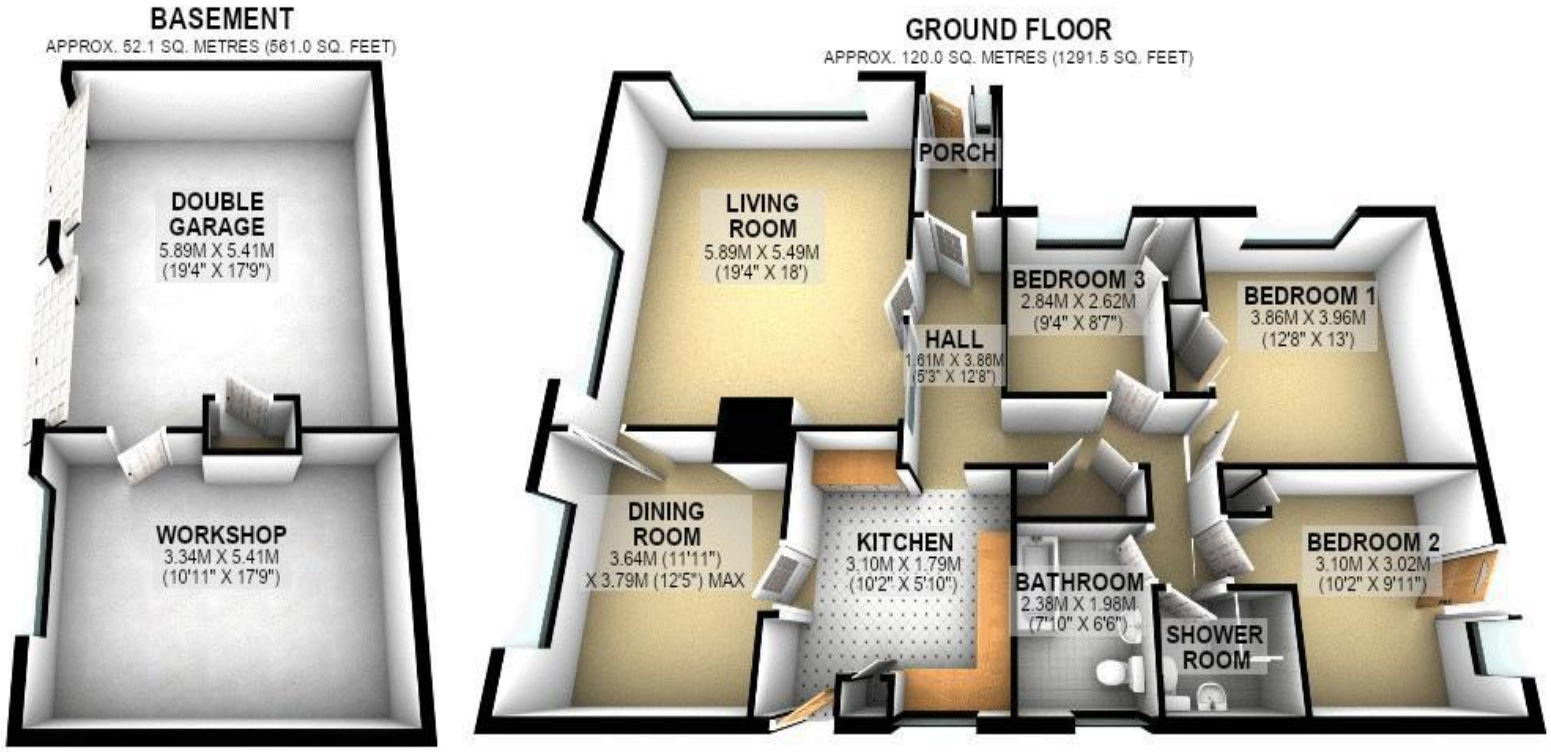








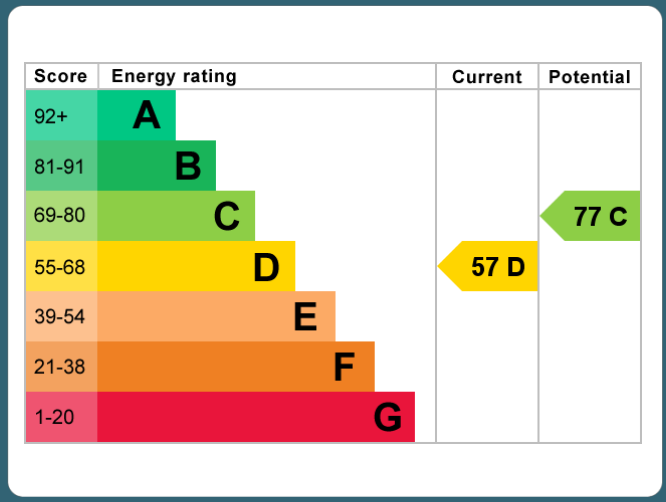




TOTAL AREA: APPROX. 172.1 SQ. METRES (1852.5 SQ. FEET)







Directions

From the centre of Abergavenny take the A40 (Brecon Road) west to the roundabout. Take the 2nd exit and then take the 2nd right onto Belgrave Road. followed by the first left into Knoll Road. At the end of Knoll Road as the road bears right and becomes Cresta Road, the property can be found on the left hand side. The What3Words reference is ///bounty.however.niece.

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/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.

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.