



**Christie
Residential**
YOUR HOME, HANDLED WITH CARE

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**Hillcrest, Cross Ash,
Abergavenny**
£339,950

- ♥ Semi-Detached Dormer Bungalow
- ♥ Four Bedrooms
- ♥ 18' Living Room
- ♥ Kitchen/Diner





About this property

A generously proportioned four-bedroom dormer bungalow, occupying a pleasant position within a quiet cul-de-sac in the sought-after Monmouthshire village of Cross Ash. Offering approximately 1,318 sq ft (122.5 sq m) of versatile accommodation arranged over two floors, the property has a flexible layout that can adapt well to a variety of needs. The ground floor comprises a welcoming entrance hall, well-proportioned living room and kitchen/dining room, providing a practical space for everyday living. There is one ground-floor bedroom, together with a separate study which could provide useful home-working, hobby or occasional accommodation space. A cloakroom, porch and useful store complete the ground floor. Upstairs are three further bedrooms, including a principal bedroom with a modern, well-presented en-suite shower room, along with a separate modern family bathroom. The arrangement provides flexibility for family living, while the ground-floor bedroom and study offer useful options for those who may value having some accommodation on the principal living level. Outside, the property benefits from front and rear gardens, with the rear garden enjoying an attractive outlook and backing directly onto farmland, giving a pleasant sense of openness beyond the boundary. There is also a useful block-built outbuilding, providing additional storage or scope for a variety of uses. To the front, off-road parking for two cars is available.

Directions

From The Angel Hotel on Cross Street (NP7 5EU) follow Monk Street north for three quarters of a mile before turning right onto Grosvenor Road (B4521). Continue for 8.6 miles into Cross Ash and turn left. After passing the Primary School on the left hand side take the first right then turn left up the hill and then left into Hillcrest. The What3Words reference is [///barmaid.drifters.contoured](https://www.what3words.com/?w3w=///barmaid.drifters.contoured).

USEFUL information

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

SERVICES: We understand that there is an oil-fired heating system and that mains electricity, water & sewerage are connected to the property. Ultrafast 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.

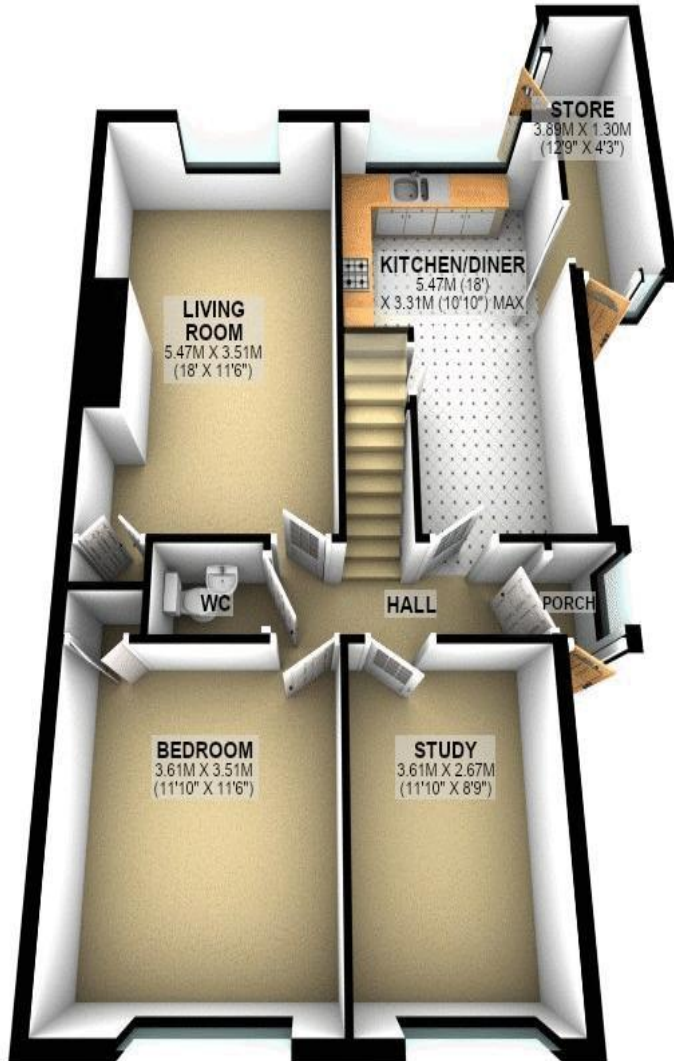
VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

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.

GROUND FLOOR

APPROX. 74.1 SQ. METRES (797.9 SQ. FEET)



FIRST FLOOR

APPROX. 48.3 SQ. METRES (520.2 SQ. FEET)



TOTAL AREA: APPROX. 122.5 SQ. METRES (1318.1 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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