



# Christie Residential

YOUR HOME, HANDLED WITH CARE

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De Cantelupe Close,  
Abergavenny

**£375,000**

- ♥ Four Bedroom Detached House
- ♥ Large Lounge/Diner
- ♥ Extensive Parking
- ♥ South Facing Gardens With Views Of The Blorenge





## About this property

A four bedroom detached house offering generous accommodation throughout and situated within the established residential area of Ysbytty Fields, a mile from Abergavenny's vibrant town centre. The accommodation is well arranged, with the ground floor offering a living room, separate dining room, sitting room and kitchen, complemented by a conservatory to the rear overlooking the garden. There is internal access to an integral garage with roller door, to the rear of which is a utility area. A WC and hallway complete the ground floor layout. On the first floor are three double bedrooms including a principal bedroom with fitted wardrobes, a single bedroom and a family bathroom. To the front a gated driveway offers secure off-road parking for several vehicles and is particularly well suited to those with a caravan or motorhome. Externally, the rear garden benefits from a southerly aspect offering a wonderful view across the Usk Valley to the Blorenge. It comprises a patio area immediately behind the house, steps leading down to a lawn, and a further seating area positioned at the far end of the garden to make the most of the open outlook and views. The property is conveniently positioned a highly regarded residential area, conveniently located less than a mile from Abergavenny town centre, the train station, and the scenic walks of Castle Meadows.

## 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 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

Take the A40, Monmouth Road, out of the Town Centre. After 2/3 of a mile take the right turn into Gobannium Way and then the first left into De Cantelupe Close then left again. The property can be found off the turning circle at the end. The What3Words reference is [///topping.headlines.probable](#).

## USEFUL information

**COUNCIL TAX:** Band F. 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 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. 87.3 SQ. METRES (939.2 SQ. FEET)



**FIRST FLOOR**  
APPROX. 49.3 SQ. METRES (530.5 SQ. FEET)



TOTAL AREA: APPROX. 136.5 SQ. METRES (1469.8 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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