Christie Residential

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221
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Lower Monk Street, Abergavenny

£239,950

- Two Bedroom End Of Terrace
- 22' Living/Dining Room
- Updated Fitted Kitchen
- Town Centre Location
















RELAX







About this property

Situated on Lower Monk Street in the heart of Abergavenny, this generously proportioned two-bedroom end-of-terrace home offers comfortable accommodation in a convenient central location, within easy reach of the town's shops, cafés and everyday amenities. Well maintained throughout, the property offers a practical layout with good room sizes and a welcoming feel. The ground floor comprises a fitted kitchen, together with a spacious lounge/dining room providing plenty of room to relax and entertain. Upstairs are two well-proportioned bedrooms and a modern bathroom, making the property an ideal choice for first-time buyers, couples or those looking for a conveniently located home close to the town centre. To the rear, a low-maintenance garden provides a pleasant outdoor space to enjoy without the demands of extensive upkeep. A substantial shed offers useful additional storage, adding further practicality to the outside space. Combining generous accommodation, a well-maintained interior and a central Abergavenny location, this is a home offering both convenience and comfort, with the town's amenities close at hand.

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 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

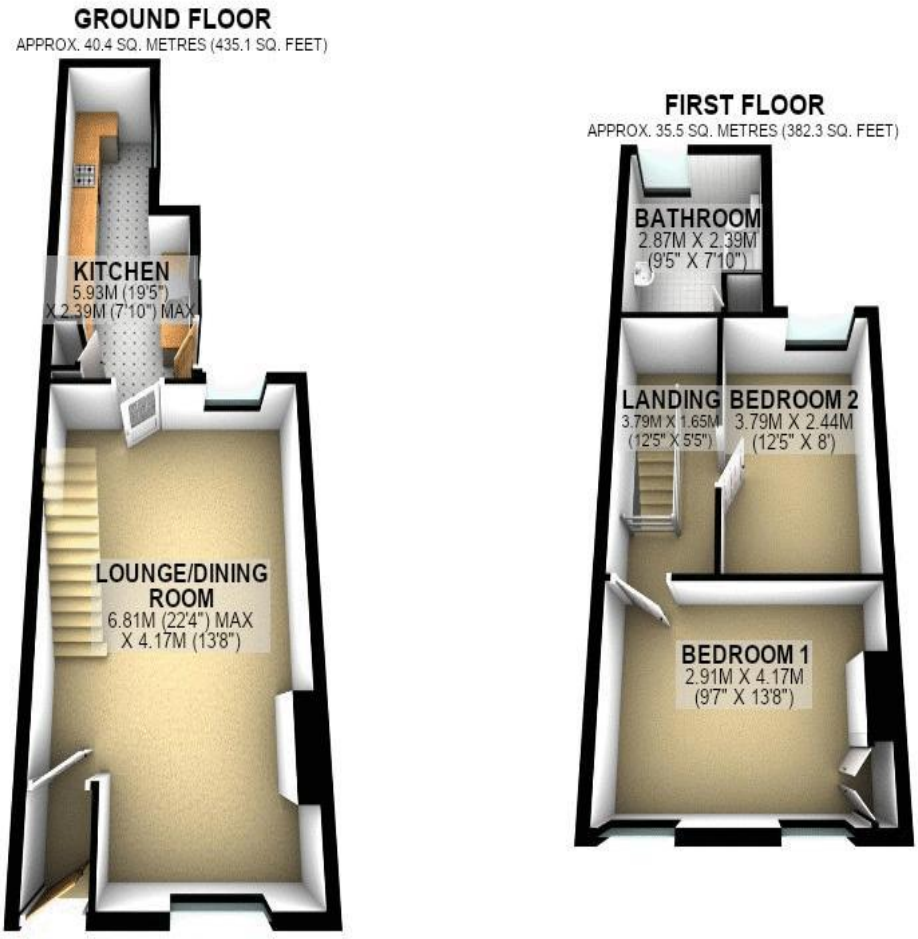
From the Angel Hotel on Cross Street in the centre of Abergavenny (NP7 5EU), follow Monk Street (A40) north and take the first right into Lower Monk Street. Passing the turning for Ross Road on the left, the property can then be found on the right hand side. The What3Words reference is ///vast.earplugs.pickup.

USEFUL information

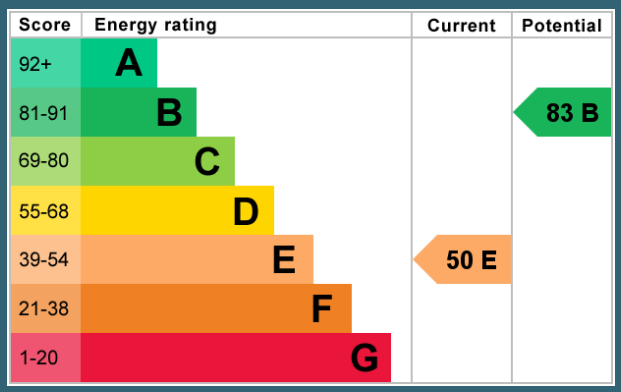
COUNCIL TAX:	Band C. The local authority is Monmouthshire County Borough Council – 01633 644644
SERVICES:	We understand that mains gas, electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 80 mbs. For 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. 75.9 SQ. METRES (817.4 SQ. FEET)



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