



Christie Residential

YOUR HOME, HANDLED WITH CARE

Knoll Road,
Abergavenny

£650,000

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About this property

Located in one of Abergavenny's most sought-after residential areas, this attractive four-bedroom detached family home is offered to the market for the first time in 50 years. Lovingly maintained throughout its ownership, the property provides well-balanced accommodation but also has undoubted potential to extend subject to the necessary consents. The versatile ground floor accommodation comprises a welcoming entrance hall, a generous lounge/dining room with working fireplace and door out to the garden, fitted kitchen with separate breakfast room, modern shower room and utility room. To the first floor, a generous landing leads to four bedrooms, including a 21' principal bedroom with extensive fitted wardrobes and a family bathroom. Occupying an enviable position, the property enjoys an abundance of far-reaching views from almost every room. From the front there is a perfect southerly view across the town to the Bloreng Mountain, while to the rear there are views across Belgrave Park to the Sugarloaf, the Deri and Rholben. The property is set back from the road behind a lawned frontage and benefits from an extensive driveway with parking for several vehicles, leading to the attached single garage with electric door. The rear garden is a particular highlight — beautifully maintained and mainly laid to lawn with mature borders, with patio to the fore from which to enjoy the aforementioned views, and including a summerhouse. Offered with no onward chain.

About the location

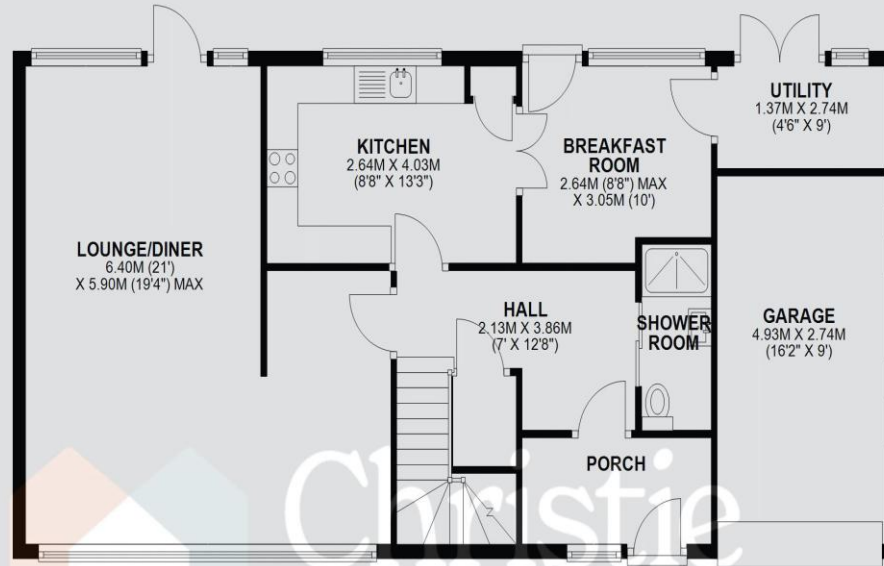
A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Bloreng and the Sugar Loaf mountains, Abergavenny is known as the 'Gateway to Wales'. It is situated twelve miles from the English border and just south of the Black Mountains in the Brecon Beacons National Park. 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.





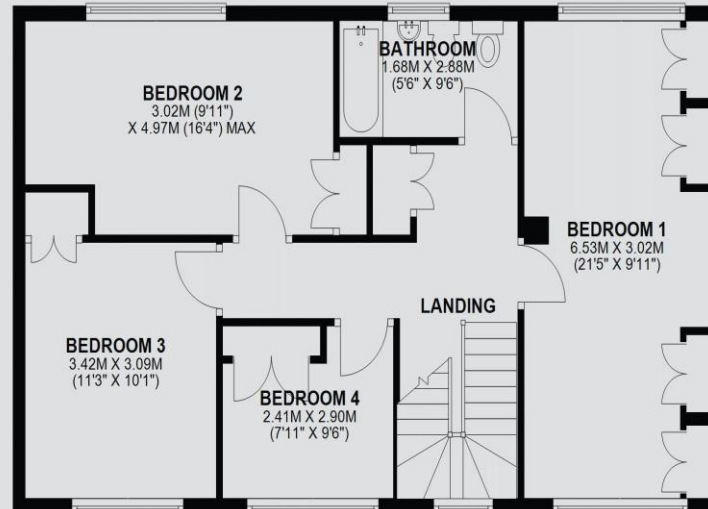
GROUND FLOOR

APPROX. 89.4 SQ. METRES (962.5 SQ. FEET)



FIRST FLOOR

APPROX. 72.2 SQ. METRES (776.9 SQ. FEET)



TOTAL AREA: APPROX. 161.6 SQ. METRES (1739.4 SQ. FEET)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From the Angel Hotel in the centre of Abergavenny (NP7 5EU), follow Monk Street north to the traffic lights. Turn left into Park Road and continue for approximately 0.5 miles to the roundabout. Take the 2nd exit and then take the 2nd right onto Belgrave Road. Take the first left into Knoll Road and the property can be found on the right hand side. The What3Words reference is ///swoon.crazy.feasting.

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. Ultrafast 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.