Christie Residential

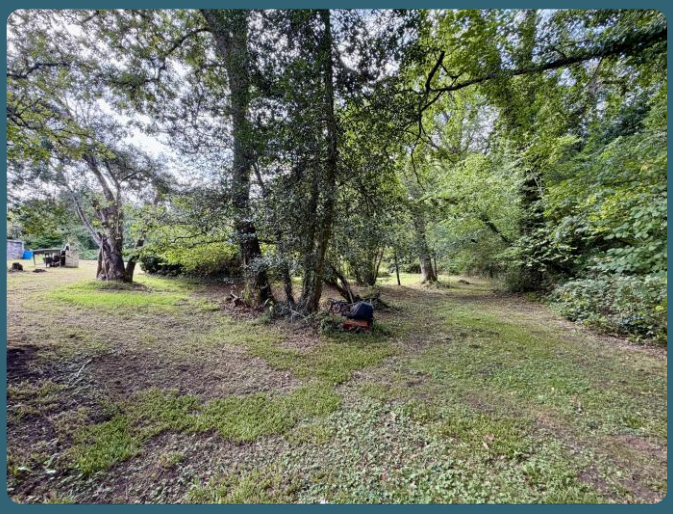
YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221
Web: christieresidential.co.uk
Email: hello@christieresidential.co.uk

Triley, Abergavenny

£529,950

- Detached House Built In 1834
- Three Bedrooms
- 1.2 Acre Plot
- Modernisation Required



About this property

A three bedroom detached house situated on the outskirts of Abergavenny, dating from 1834 and having been occupied by the current owners for over forty years. The property now presents an exciting opportunity for new owners to modernise and potentially extend, subject to the necessary planning consents. Set within an impressive plot of approximately 1.2 acres, the house is approached via a driveway providing ample parking and gated vehicular access to the gardens. The accommodation begins with an entrance hall, with doors leading to the living room, dining room, ground-floor bathroom and stairs to the first floor. The living room features an attractive stone fireplace with a multi-fuel stove, while the dining room leads through to the kitchen/breakfast room, which spans the rear of the property and benefits from patio doors opening onto the garden. A four-piece bathroom is also located on the ground floor. Upstairs, a spacious landing provides access to two double bedrooms and a single bedroom. A particular feature of the property is the extensive gardens, which lie predominantly to the side and rear of the house. Mainly laid to lawn and enclosed by mature trees and established hedging, they offer a generous and private outdoor space with considerable potential. The approach from Hereford Road divides to either side, with parking for several vehicles to the right and, to the left, a wide gate providing vehicular access into the gardens. This is a rare opportunity to acquire a characterful detached home in a wonderful setting, just a short drive from Abergavenny and its wide range of amenities. With scope to modernise and potentially extend, subject to planning, the property offers the opportunity to create a truly special family home.

Abergavenny is a popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenge and the Sugar Loaf mountains. 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

Proceed out of Abergavenny on the A465 towards Hereford, after the junction for mardy the property can be found on the left hand side after approximately half a mile. The What3Words reference is: thrashed.applause.burst

USEFUL information

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

SERVICES: We understand that mains electricity and water are connected to the property. Drainage is via a septic tank and central heating is provided by an LPG fired boiler. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

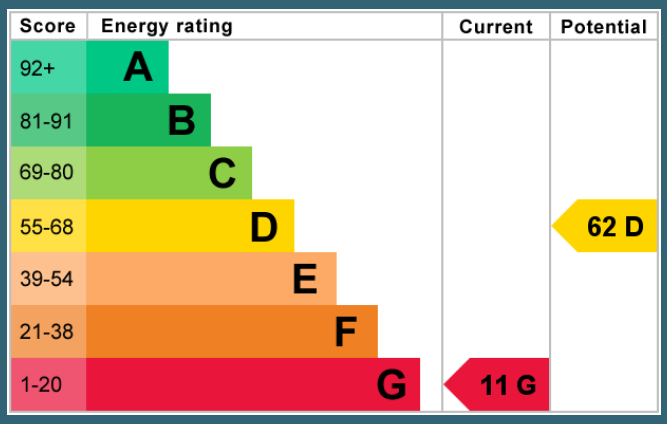
TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

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. 111.2 SQ. METRES (1196.9 SQ. FEET)



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