



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

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**Holywell Crescent,
Abergavenny**
£395,000

- ♥ Detached Bungalow
- ♥ Two Double Bedrooms
- ♥ Newly Refurbished
- ♥ No Onward Chain





About this property

A beautifully renovated two-bedroom detached bungalow, ideally situated in sought-after Holywell Crescent, just a short walk from Abergavenny railway station and the extensive amenities of the town centre. Having been comprehensively modernised throughout, the property now offers stylish, move-in-ready accommodation, benefiting from complete re-plastering and redecoration, new flooring throughout, a brand-new central heating system and boiler, and completely renewed electrical wiring. Further highlights include a brand-new fitted kitchen with integrated appliances and a newly fitted contemporary bathroom. The well-balanced accommodation comprises a welcoming central entrance hall, a spacious lounge opening into a dining room, and a superb kitchen/breakfast room. There are two generous double bedrooms, both enjoying dual-aspect windows. The principal bedroom is positioned to the front of the property and benefits from attractive views across the town towards the Sugarloaf and Deri Mountains, while the second double bedroom overlooks the private rear garden. A newly fitted and stylish family bathroom completes the accommodation. The property also benefits from a useful boot room, together with a separate utility room, providing excellent additional storage and practical space. Externally, the property is set back behind a substantial front garden, predominantly laid to lawn, with a driveway providing ample off-road parking for multiple vehicles and leading to a detached 19ft garage with a new roof. To the rear, the private and low-maintenance garden features a patio seating area and a chipping-covered section extending behind the garage, providing a pleasant and secluded outdoor space. Offered to the market with no onward chain, this immaculately presented bungalow has undergone a comprehensive programme of modernisation and is ready for immediate occupation. Ideally positioned for both the railway station and town centre, this superb home is sure to appeal to a wide range of buyers.

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

Head out of Abergavenny town centre on the A40 toward the Bus Station and Monmouth Road. After the Bus Station take the first left into Holywell Road and then the second right into Holywell Road East which quickly becomes Holywell Crescent. At the top of the hill bear right and the property can be found on the left hand side, after the green. The What3Words reference is: horn.waxer.reissued

USEFUL information

COUNCIL TAX: Band E. 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) 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.

GROUND FLOOR

APPROX. 83.4 SQ. METRES (897.7 SQ. FEET)



TOTAL AREA: APPROX. 83.4 SQ. METRES (897.7 SQ. FEET)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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