



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

Tel: 01873 852221

Web: christieresidential.co.uk

Email: hello@christieresidential.co.uk

**Pant Lane,
Abergavenny**
£237,500

- ♥ Terraced Cottage
- ♥ Two Bedrooms
- ♥ Newly Modernised
- ♥ Living Room With Log Burning Stove





About this property

This beautifully modernised two-bedroom terraced home enjoys an enviable location just a short stroll from the excellent amenities of Abergavenny town centre, while also being moments from the picturesque Linda Vista Gardens and the riverside walks of Castle Meadows. The well-presented ground floor offers a welcoming separate lounge featuring a charming wood-burning stove and original wooden flooring, which has been sanded and oiled to create a beautiful finish. To the rear, the newly fitted kitchen/breakfast room is finished to a high standard and enjoys lovely elevated views across Abergavenny towards the Bloreng Mountain. A small utility area leads off the kitchen, providing plumbing for a washing machine, space for a fridge freezer, and access to a useful under-stairs storage cupboard. Upstairs, the property comprises two generous double bedrooms and a contemporary family bathroom. Outside, the west-facing rear garden is accessed directly from the kitchen, with steps leading down to a low-maintenance seating area—an ideal place to relax while taking in the impressive views across the town towards the Bloreng. A useful external WC, accessed from the garden, adds further convenience. Additional benefits include gas-fired central heating, uPVC double glazing throughout, and solar panels fitted to the rear roof slope. The property also enjoys on-street parking and a highly convenient location close to both the town centre and beautiful green spaces. Offering an excellent combination of character, high-quality modern finishes, and scenic surroundings, this attractive home is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

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.

Directions

From central Abergavenny follow Lower Castle Street (next to the Angel Hotel) up the hill and bear to the right into Tudor Street. Take the third right turn into Pant Lane where the house can be found on the left. The What3Words reference is: tastier.dean.news

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. 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: Please contact the sales team on 01633 650001 or email sales@christieresidential.co.uk for more information. **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.

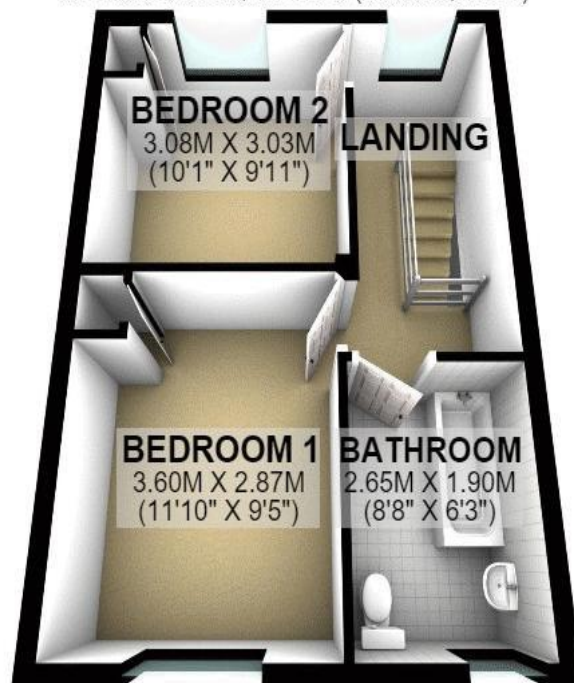
GROUND FLOOR

APPROX. 33.0 SQ. METRES (355.6 SQ. FEET)



FIRST FLOOR

APPROX. 33.0 SQ. METRES (355.6 SQ. FEET)



TOTAL AREA: APPROX. 66.1 SQ. METRES (711.2 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

Tel: 01873 852221

Web: christieresidential.co.uk

Email: hello@christieresidential.co.uk