Christie Residential

YOUR HOME, HANDLED WITH CARE

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Waterside, Ross Road, Abergavenny

£310,000

- Three Bedroom Semi-Detached House
- Modern Kitchen With Integrated Appliances
- Lounge & Orangery
- Garage & Driveway Parking























About this property

Situated in the popular Waterside development, just off Ross Road, this three-bedroom semi-detached home offers a particularly convenient location, with Abergavenny town centre and its range of shops, cafés and everyday amenities close at hand. The property has seen considerable improvement in key areas, most notably to the ground floor, where an impressive kitchen/diner with integrated appliances provides a lovely space for everyday living. This is further enhanced by the addition of a substantial orangery, creating additional reception space with direct access to the garden. A separate living room sits to the front of the property, together with an entrance hall and ground floor cloakroom. To the first floor are three bedrooms and a modern shower room. Outside, the property benefits from a low-maintenance garden, with the added advantage of direct access into the single garage. There is also driveway parking, a particularly useful feature given the property's central location. Offered with no onward chain.

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, 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

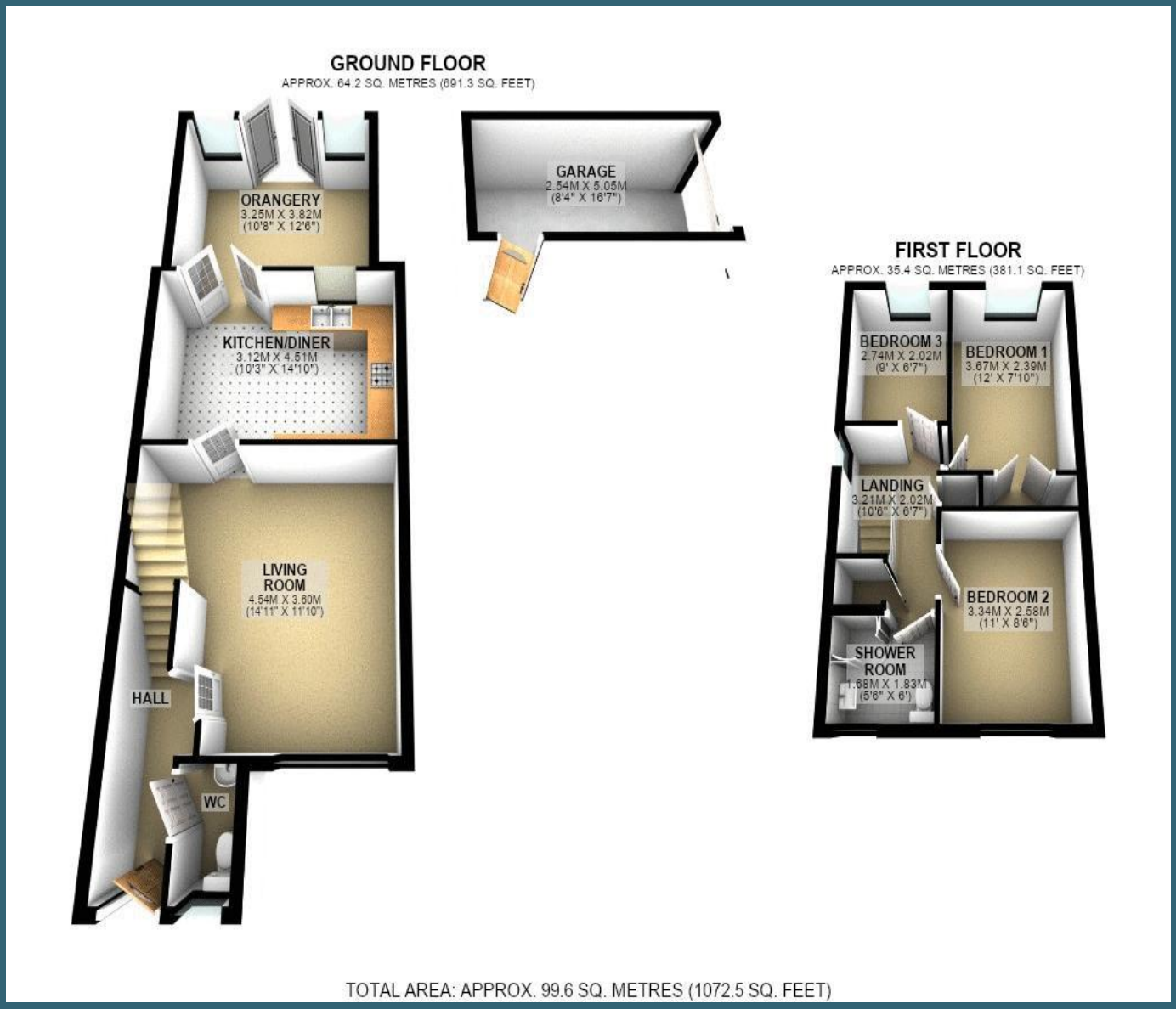
From the Angel Hotel on Cross Street (NP7 5EU) follow Monk Street (A40) north and take the first right into Lower Monk Street. Take the first left into Ross Road and the property be found a short distance along the road on the right hand side. The What3Words reference is ///breakaway.daydreams.offerings

USEFUL information

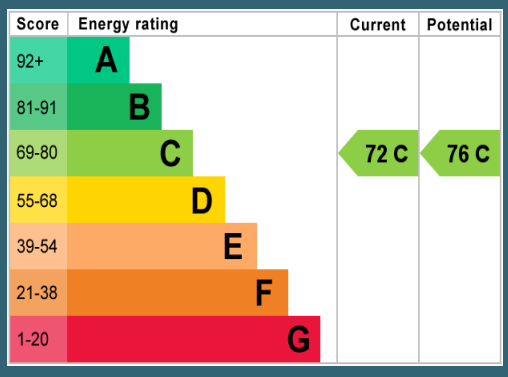
COUNCIL TAX:	Band E. The local authority is Monmouthshire County Borough Council – 01633 644644
SERVICES:	We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach/Ogi) with an estimated maximum speed of 1000 mbs. 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.



TOTAL AREA: APPROX. 99.6 SQ. METRES (1072.5 SQ. FEET)



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