



Christie Residential

YOUR HOME, HANDLED WITH CARE

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Abergavenny

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Guide Price £1,050,000





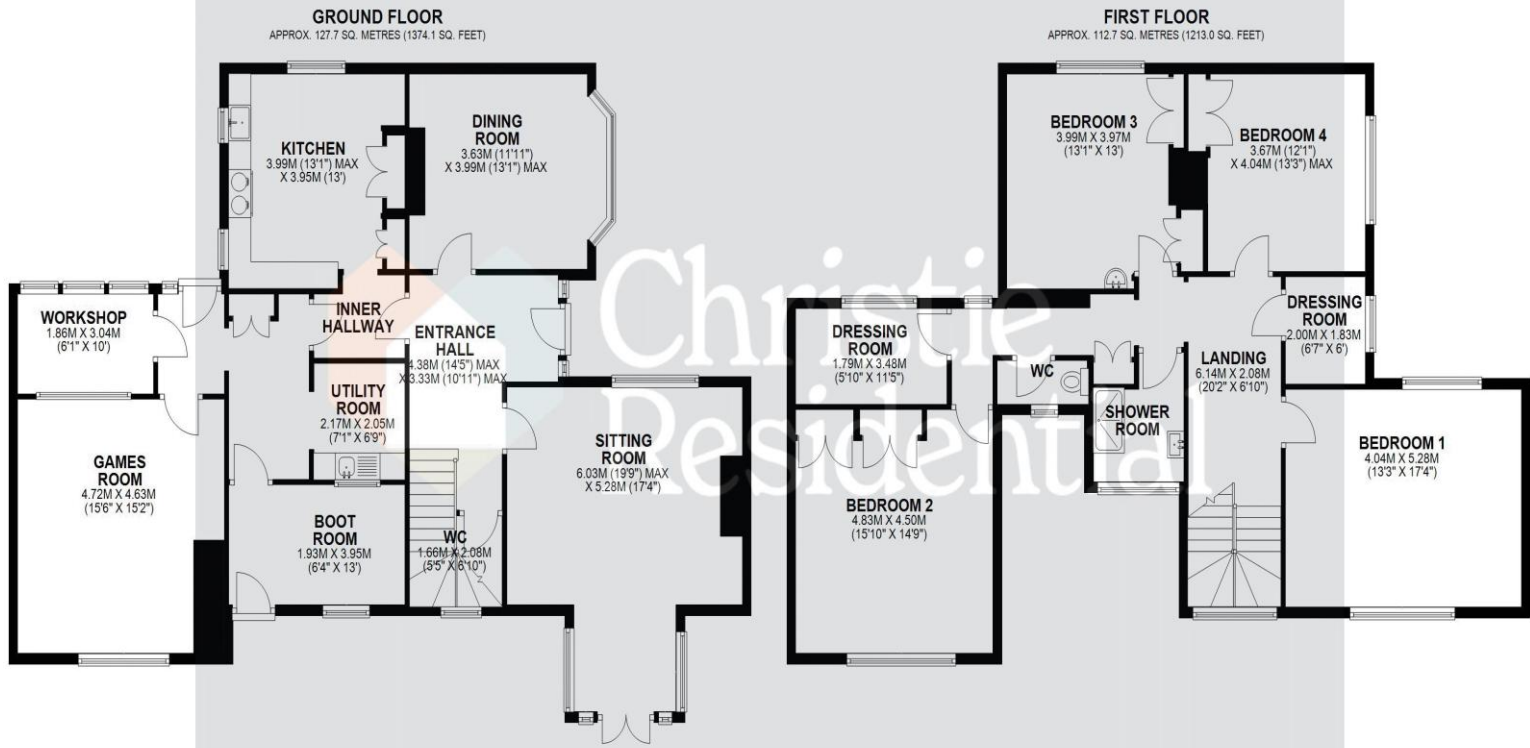
About this property

Situated on one of the most sought-after residential roads on the western side of Abergavenny, this impressive four-bedroom detached home occupies an exceptional plot in a hugely sought after central and convenient location. Enjoying a superb south-west facing aspect, the property benefits from far-reaching views across the town towards the Blorenge Mountain. The well-proportioned and versatile accommodation extends to 2,587 sq ft / 240.3 sq m and is arranged over two floors. The ground floor is centred around a welcoming entrance hall leading to the principal reception rooms. A spacious sitting room enjoys views and access to the rear garden, complemented by a separate dining room and a modern fitted kitchen/breakfast room plus separate utility room. In addition, there is a games room, downstairs cloak room, boot room providing rear access to the garden and a workshop. To the first floor, four generous double bedrooms are arranged around a central landing with picture window providing delightful views across the garden. The principal bedroom enjoys generous proportions together with a dual aspect, while the remaining bedrooms are served by a shower room, additional WC and two separate dressing rooms. Set back behind a gated entrance, the property is approached via a private driveway that sweeps across the front, providing extensive off road parking. The exceptional grounds extend to approximately 0.8 acres and are a particular feature, combining lawned areas, mature planting and established borders, and mature trees and shrubs. There is a large section to the side which was historically a productive vegetable garden that has now been left to wilding screened from the formal gardens by mature hedging. There is a wealth of entertaining space including a large patio to the fore. The south-westerly aspect ensures sunlight throughout the day and enjoys a picture perfect view across the town towards the Blorenge Mountain. Available for the first time in over fifty years, this is a rare opportunity to acquire a substantial detached home that offers a great deal of further potential, on one of Abergavenny's most desirable residential roads. Offered with no onward chain.

Abergavenny is 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 an award winning and thriving market town. 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, 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. 127.7 SQ. METRES (1374.1 SQ. FEET)

FIRST FLOOR
 APPROX. 112.7 SQ. METRES (1213.0 SQ. FEET)

TOTAL AREA: APPROX. 240.3 SQ. METRES (2587.1 SQ. FEET)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From the Angel Hotel on Cross Street (NP7 5EU), follow Monk Street (A40) north to the traffic lights and turn left. Continue on Park Road and take the second right into Pen Y Pound. Follow the road to the traffic lights then turn left into Avenue Road. The What3Words reference is ///indoor.dunk.shippers.

USEFUL information

COUNCIL TAX: Band H. 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.