



# Christie Residential

YOUR HOME, HANDLED WITH CARE

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Poplars Road,  
Abergavenny  
**£439,000**

- ♥ Large Corner Plot
- ♥ No Onward Chain
- ♥ Detached House
- ♥ Four bedrooms





## About this property

A well presented four-bedroom detached home set in a popular residential area within the village of Mardy, on the northern edge of Abergavenny. Occupying a desirable corner plot within a quiet cul-de-sac, the property benefits from generous gardens to both the rear and side. The accommodation is thoughtfully arranged, with the ground floor featuring a welcoming entrance hall leading into an impressive 18' living room, a separate dining room, a spacious kitchen/diner with direct access to the garden, and a convenient downstairs WC. Upstairs, there are three well-proportioned double bedrooms, a comfortable single bedroom, and a family bathroom. To the front, the property is approached via a driveway providing access to a single garage, alongside a lawned front garden. A side gate opens into the notably large rear and side gardens, which are predominantly laid to lawn and complemented by a paved patio area. Mature hedging surrounds the space, offering a high degree of privacy. The outdoor area presents excellent potential, whether for keen gardeners seeking a project or those considering extending the property while still retaining a larger-than-average garden compared to neighbouring homes. Offered with no onward chain, the property enjoys a sought-after location close to local amenities, including a nearby primary school, and remains within easy reach of Abergavenny town centre.

## 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 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 Abergavenny town centre follow Monk Street (A40) north. Continue for 1.2 miles as the road becomes Hereford Road before taking the left turn into Greystones Avenue. Bear left into Poplars Road and the house can be found in a cul-de-sac on the right. The What3Words location is: massive.cabs.octagon

## USEFUL information

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

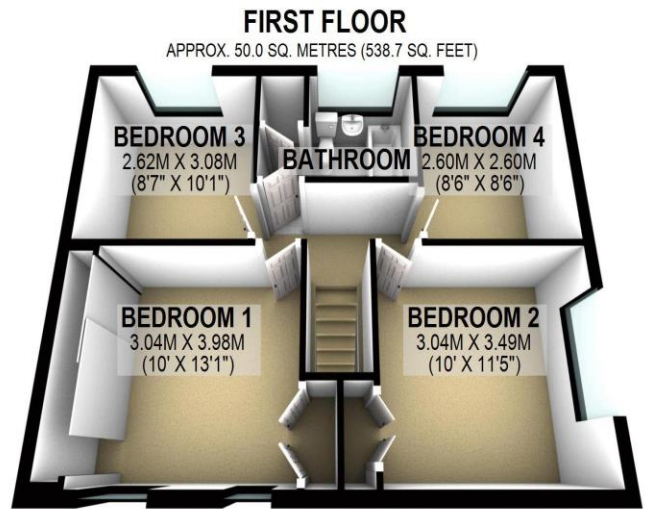
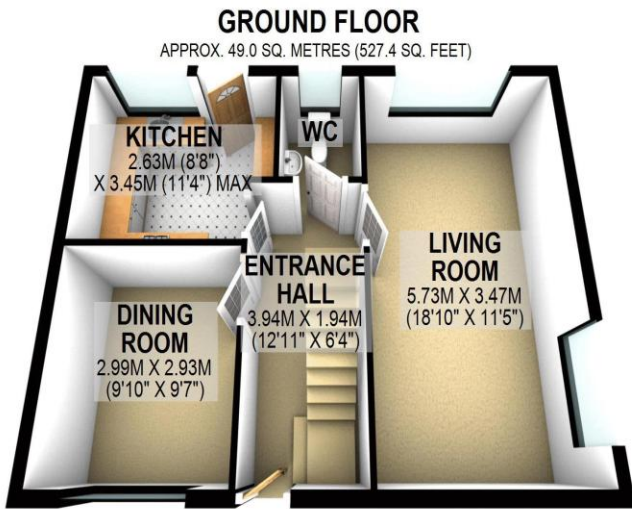
**SERVICES:** We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

**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.

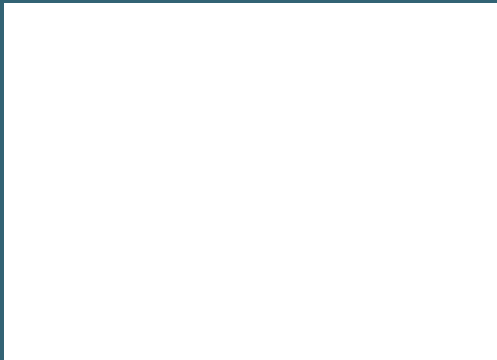
**VIEWING:** Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

### 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. 99.0 SQ. METRES (1066.1 SQ. FEET)



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