



Christie Residential

YOUR HOME, HANDLED WITH CARE

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Lansdown Drive,
Abergavenny

£399,950

- ♥ Four Bedroom Detached House
- ♥ Desirable Cul-De-Sac Location
- ♥ Potential To Extend
- ♥ Generous Plot





About this property

An exceptionally well located four bedroom detached home situated on Lansdown Drive close to Bailey Park and within a fifteen minute walk of Abergavenny town centre. Available on the open market for the first time since the 1970's, this much loved family home offers generous accommodation throughout and offers undoubted potential to extend on both levels (subject to the necessary consents). The ground floor currently comprises a welcoming entrance hall which leads to the 14' lounge, a feature of which is the large bay window overlooking the side garden. The lounge is open to a separate dining area, which leads to the kitchen overlooking the rear garden. In addition, there is a lobby giving access to the downstairs WC and integral garage. Upstairs there are three generous double bedrooms, a single bedroom, family bathroom, and separate shower room. The property sits squarely in a larger than average and secluded plot surrounded by well tended lawns and an abundance of flowers, fruit trees and beautiful mature shrubs, a horticulturalists dream. To the front there is a driveway providing parking for several vehicles. Further features include double glazed windows, oil central heating via a combination boiler and replacement oil storage tank (replaced in 2022), and solar panels. This is wonderful opportunity for buyers seeking a property that offers both a prime location and exceptional potential.

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 recognized 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. There is a bus station and 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 our office in Cross Street (NP7 5EU) follow Monk Street North to the traffic lights. At this point the road becomes Hereford Road. Continue straight for 600 yards before turning left into Lansdown Road, then first left into Lansdown Drive.

USEFUL information

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

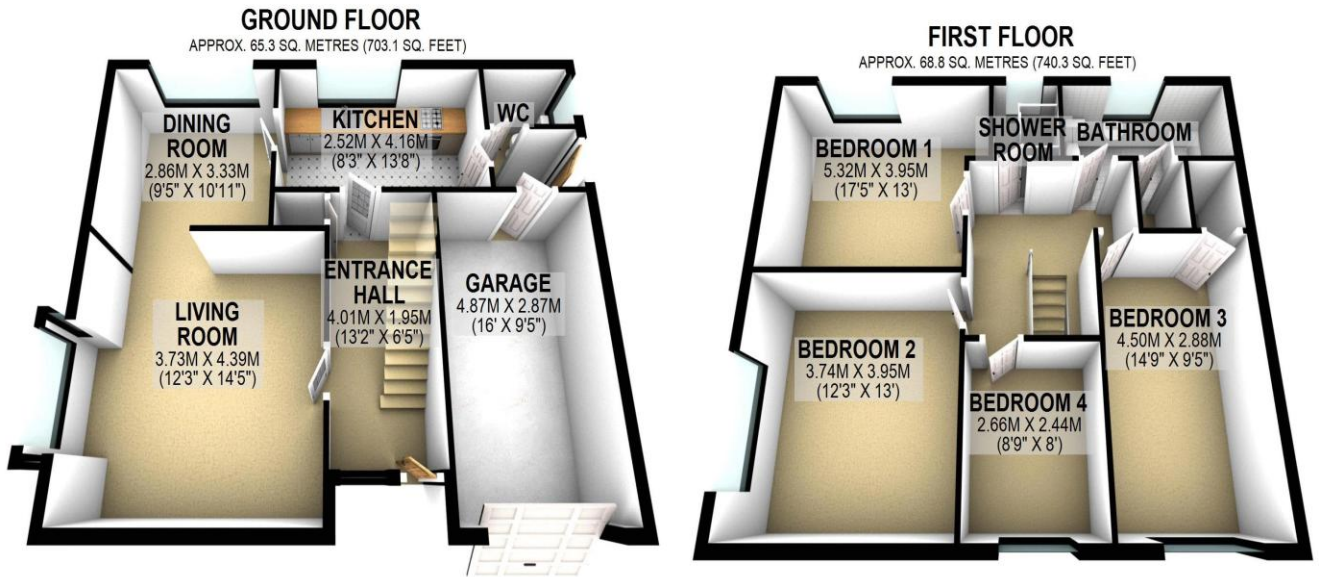
SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

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. 134.1 SQ. METRES (1443.3 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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