



Christie Residential

YOUR HOME, HANDLED WITH CARE

Park Crescent,
Abergavenny

£430,000

Tel: 01873 852221

Web: christieresidential.co.uk

Email: hello@christieresidential.co.uk





About this property

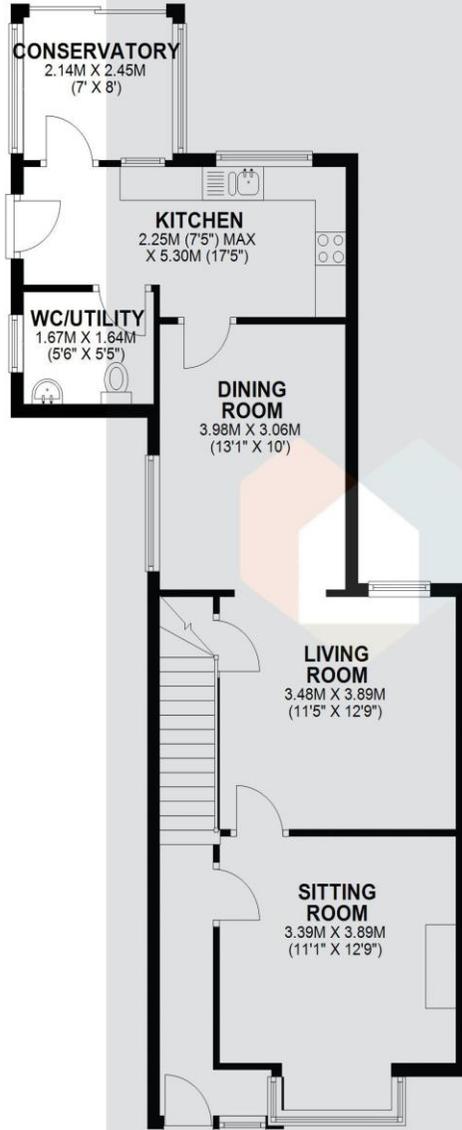
This well-presented and thoughtfully improved family home has been significantly enhanced by the current owners, including a loft conversion completed in 2024 which has created an impressive principal bedroom suite with en-suite shower room. In the same year, a fully insulated garden room was added, providing an excellent home office with power and air conditioning. The family bathroom was also stylishly refitted in 2023. The accommodation is arranged around a welcoming entrance hallway with a double glazed front door and staircase rising to the first floor. To the front of the property is a bay-fronted living room with feature fireplace recess, offering a comfortable and inviting reception space. Glazed panelled doors open into a dual aspect open-plan sitting and dining room, a bright and versatile area with oak-style flooring throughout and useful under-stairs storage housing the Vaillant gas boiler. The kitchen is fitted with a comprehensive range of contemporary white gloss units with contrasting worktops and matching splashbacks. Integrated appliances include a double oven, microwave, dishwasher and four-ring hob with extractor above, together with space for a full-height fridge/freezer. The kitchen opens directly into a conservatory with glazed roof and sliding doors to the garden. A ground floor cloakroom with WC and wash hand basin completes the accommodation on this level. On the first floor, the landing provides access to three bedrooms and the refitted family bathroom, which comprises a panelled bath with shower over, wash hand basin and WC. The loft conversion has created a superb dual aspect principal bedroom on the upper floor, enjoying views over the garden to the rear and across Abergavenny towards The Blorenge to the front, together with a private en-suite shower room. Outside, the property is set back from the road behind a wrought iron gate, with a driveway providing off-street parking for multiple vehicles and access to a tandem garage with power and light. The rear garden is a particular feature of the property, being notably larger than others along the street due to the broad plot. Predominantly laid to lawn, it enjoys long-distance views towards the Blorenge and the Deri and provides an excellent space for families and outdoor entertaining. The addition of the insulated garden room further enhances the garden's appeal, offering a practical and comfortable workspace separate from the main house.





GROUND FLOOR

APPROX. 68.3 SQ. METRES (734.8 SQ. FEET)



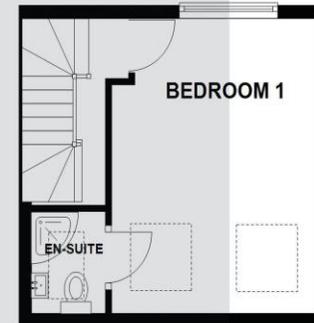
FIRST FLOOR

APPROX. 46.4 SQ. METRES (498.9 SQ. FEET)



SECOND FLOOR

APPROX. 18.7 SQ. METRES (201.4 SQ. FEET)



TOTAL AREA: APPROX. 133.3 SQ. METRES (1435.2 SQ. FEET)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Directions

Leave Abergavenny town centre on Monk Street (B4521). Carry on until the traffic lights. At this point the road becomes Hereford Road. Continue straight for 400 yards before taking the 3rd left into Park Crescent. The What3Words location is: letters.mammoths.garages

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 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: 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.