



**Christie
Residential**
YOUR HOME, HANDLED WITH CARE

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**Avenue Crescent,
Abergavenny**

O.I.E.O. £425,000

- ♥ Detached Bungalow
- ♥ No Onward Chain
- ♥ Modernisation Potential
- ♥ Three Bedrooms





About this property

A well-positioned three-bedroom detached bungalow situated within a quiet cul-de-sac off Avenue Road, one of Abergavenny's most sought-after residential locations. The property is presented in good order throughout and is ready for immediate occupation, whilst also offering excellent potential for a new owner to update and personalise to their own taste. The accommodation is arranged on a single level and comprises a spacious entrance hall with a WC. To the front of the property is a generous living room, enjoying a large south-facing picture window. The living room opens through to the dining room, which in turn leads to the kitchen, fitted with a range of wall and base units and complemented by an adjoining utility room. To the rear of the bungalow are three bedrooms and a shower room. The third bedroom has previously been utilised as a second sitting room and benefits from French doors opening directly onto the rear patio. Occupying a central position within its plot, the property enjoys gardens to both the front and rear. A driveway provides off-road parking and leads to the garage, while an open lawn enhances the front approach. Gated access on both sides of the bungalow leads to the rear garden, which is elevated, private and well established. The garden comprises areas of lawn, mature planting and a useful garden shed, together with a generous patio that enjoys a sunny aspect and provides an ideal space for outdoor dining and relaxation. The property falls within the catchment area of the highly regarded Cantref Primary School and is located less than a mile from Abergavenny town centre, offering a superb combination of convenience and peaceful residential living. 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 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 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, after the cricket ground take the right turn into 14 Avenue Crescent. The What3Words reference is [///masterful.skin.whisker](https://www.what3words.com/?q=///masterful.skin.whisker)

USEFUL information

COUNCIL TAX: Band G. 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 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.

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.

GROUND FLOOR

APPROX. 131.1 SQ. METRES (1411.5 SQ. FEET)



TOTAL AREA: APPROX. 131.1 SQ. METRES (1411.5 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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